

DUAL TENANT INDUSTRIAL BUILDING

36148-36154 Ecorse Road, Romulus, MI



**TWO TRUCKWELLS & ONE GRADE
LEVEL DOOR PER SIDE**



**MINUTES FROM AMAZON
FULFILMENT CTR & THE AIRPORT**



**10,800 SF
0.58 ACRES**



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INVESTMENT HIGHLIGHTS



ASKING PRICE

\$1,200,000



PRICE PER SQ. FT.

\$111



PARKING

20 SURFACE SPOTS



NOI

\$86,000



YEAR BUILT

1979



BUILDING SIZE

10,800 +/- SF



LOT SIZE

0.58 ACRES



PROPERTY TYPE

INDUSTRIAL

Industrial Investment Opportunity

- ✓ 100% Occupied
- ✓ 2 Truckwells & 1-Grade-Level Door per Side
- ✓ Minutes from Amazon Fulfillment Center & DTW International Airport
- ✓ 20 Surface Parking Spots Available
- ✓ Nearby Facilities: GM Powertrain, Lasership/OnTrac Shipping Company, Detroit Metropolitan Wayne County Airport, and more...
- ✓ Great for Businesses Needing Fast Airport Access & Nearby Logistics Hubs

OFFERING MEMORANDUM

DUAL TENANT INDUSTRIAL BUILDING | ROMULUS, MI



PROPERTY OUTLINE



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PROPERTY FINANCIALS

ANNUAL RENTAL REVENUE	\$96,000
Taxes	\$5,900
Insurance	\$2,800
CAM	\$1,300
TOTAL EXPENSES	\$10,000
NET OPERATING INCOME	\$86,000

36154 Ecorse Road: \$4,000/Month as of 5/1/2024 to 4/30/2027 with (1) 3-Year Option

36148 Ecorse Road: \$4,000/Month as of 11/1/2024 to 10/31/2027 with (1) 3-Year Option

AERIAL VIEW



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AERIAL VIEW



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MAJOR FACILITIES W/IN 5-MILE RADIUS



Ecorse Commons Industrial Park

- Tenant roster includes Pitney Bowes, LaserShip, Hearn Industrial Services, & DHL
- Known for its flexible and customizable industrial spaces, efficient loading docks, ample parking, and climate-controlled facilities, the park quickly reached full capacity, showcasing its appeal and strategic importance



FedEx Freight Facility

- Located at 28475 Ecorse Road, the FedEx Freight facility opened in January 2024
- This facility provides a wide range of freight and shipping services and has quickly become an integral part of the local logistics infrastructure



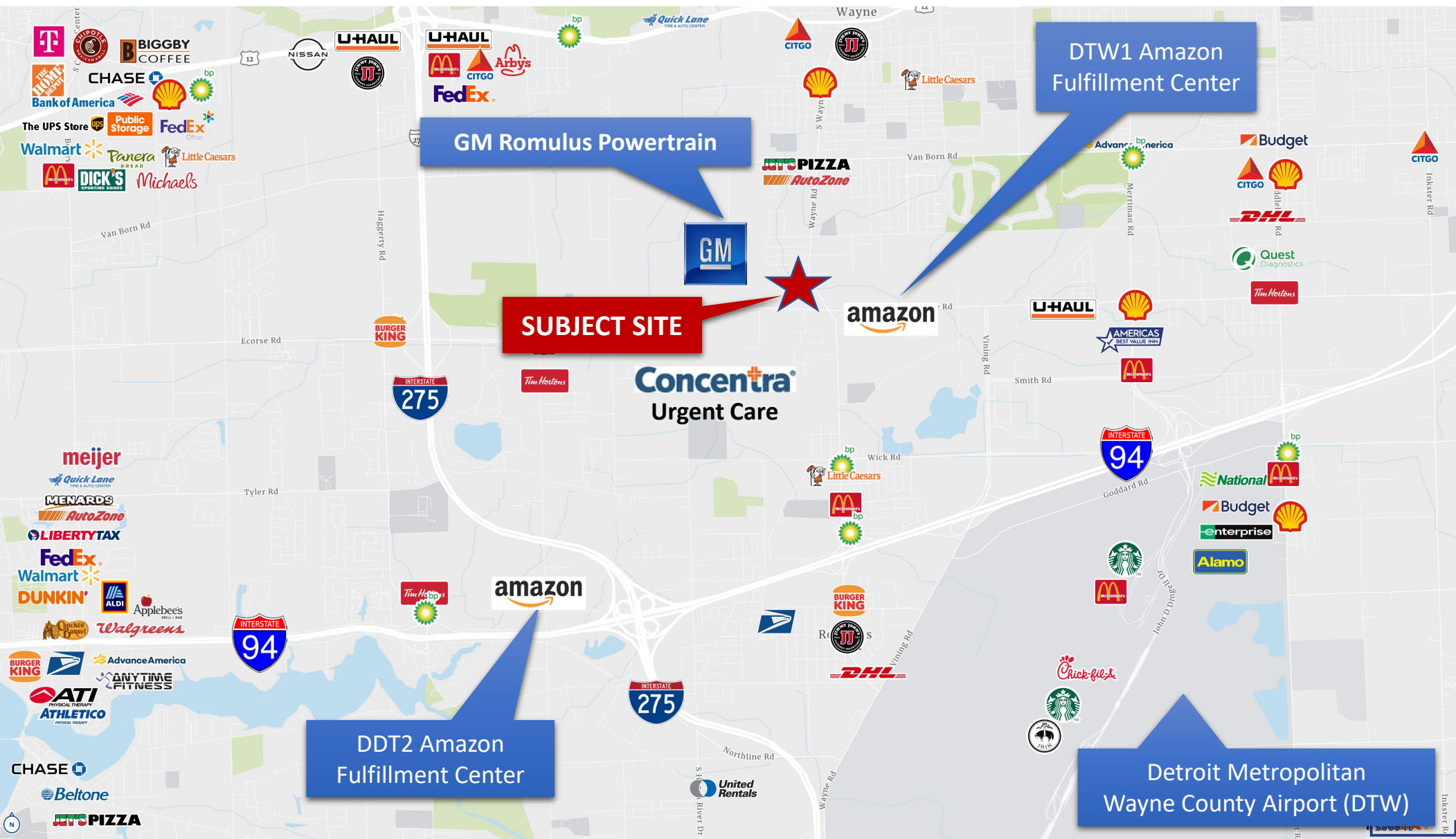
Amazon Fulfillment Center

- Opened in July 2018 and spans 855,000 SF, employing approximately 1,500 workers
- Highly automated, the facility features advanced robotics and a vast network of conveyors designed to streamline the fulfillment process, making it more efficient and accurate than traditional methods

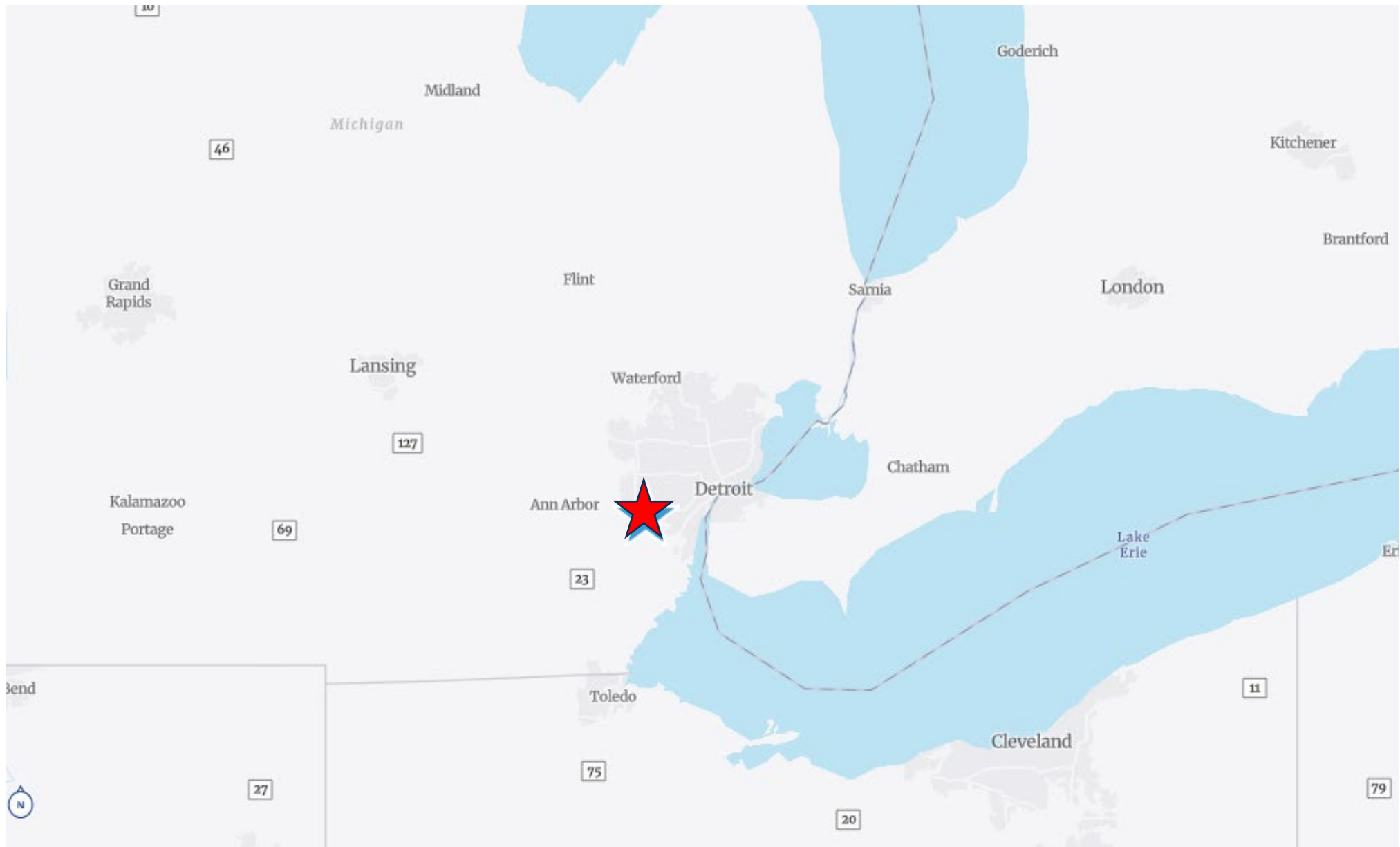


The described developments have spurred the need for the widening and reconfiguration of Ecorse Road. Additionally, Wayne Road and northern Romulus have become major corners for traffic, highlighting the increased necessity for a gas station in the area.

LOCAL OVERVIEW



REGIONAL OVERVIEW



LOCATION DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Current Year Summary			
Total Population	3,083	36,254	127,216
Total Households	1,084	14,968	52,083
Total Family Households	749	9,006	32,270
Average Household Size	2.83	2.41	2.42
Median Age	37.3	38.3	39.1
Population Age 25+	2,067	25,241	89,987
Current Year Income and Households Summary			
Median Household Income	\$84,004	\$62,938	\$71,787
Average Household Income	\$91,579	\$85,208	\$96,087
Current Year Summary Business Data			
Total Businesses	55	1,043	3,291
Total Daytime Population	6,715	44,538	127,084
Daytime Population: Workers	5,356	26,647	64,823
Daytime Population: Residents	1,359	17,891	62,261

IN 5-MILE RADIUS



POPULATION

127,216



HOUSEHOLD

52,083



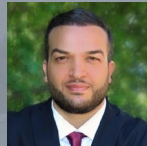
AVG. HLD. INCOME

\$96,087

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- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller; and
- 4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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