

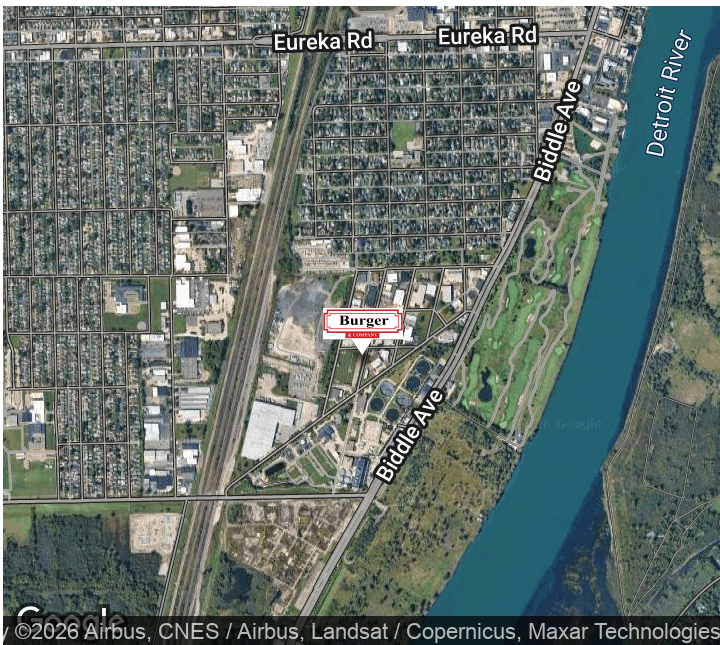


# FOR SALE

4140 7th St

Wyandotte, MI 48192

5,500 Square Feet



## PROPERTY HIGHLIGHTS

- 5,500 square foot industrial building for sale
- MI Customs Signs is relocating!
- Tremendous small building in the heart of Wyandotte's industrial park
- Perfect for warehousing, light manufacturing or hobby shop
- Two (2) 12'x14' grade level doors
- 15' clear height
- 3 phase / 240 volt power with buss duct
- LED lighting
- Small jib cranes
- Available to be shown Monday - Friday during business hours by appointment only
- Sale price: \$525,000



For More Information Please Contact:

**Nicolo Burger, SIOR, CCIM**

Vice President

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248.536.2888

www.burgercollc.com

38345 W. 10 Mile Road Suite 100  
Farmington Hills, MI 48335

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4140 7th St  
Wyandotte, MI 48192



## BUILDING SPECIFICATIONS

<b>Location</b>	Pennsylvania & Biddle	<b>Total Building Sq. Ft.</b>	5,500 SF
<b>County</b>	Wayne	<b>Office Sq. Ft.</b>	980 SF
<b>Zoning</b>	Light Industrial	<b>Warehouse Sq. Ft.</b>	4,520 SF
<b>Lot Size</b>	.21 Acres	<b>Year Built</b>	1998
<b>Construction</b>	Steel	<b>Roof</b>	Metal
<b>Clear Height</b>	15'	<b>Grade Level Doors</b>	Two (2) 12'x14'
<b>Cranes</b>	Small Jib Cranes	<b>Dock Doors</b>	None
<b>Lighting</b>	LED	<b>Power</b>	3 Phase / 240 V
<b>Heating</b>	Gas Forced Air Units	<b>Sprinklers</b>	No
<b>Warehouse A/C</b>	No	<b>Railroad</b>	No
<b>Buss Duct</b>	Yes	<b>Signage</b>	Yes
<b>Parking</b>	8 Spots	<b>Restrooms</b>	Yes
<b>Freestanding</b>	Yes	<b>Property Taxes</b>	\$7,961.45 (2025)

### BULLETS HEADLINE

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**Burger**

& COMPANY

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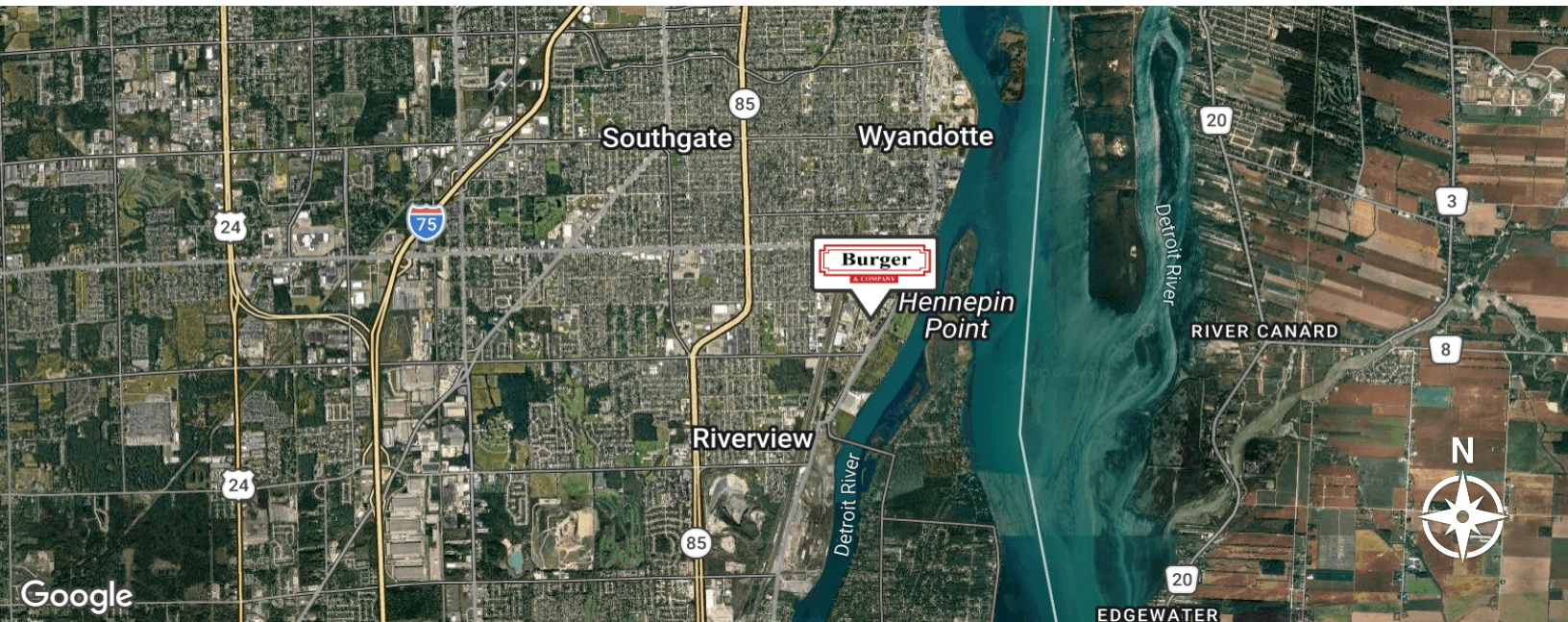
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## LOCATION MAP



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