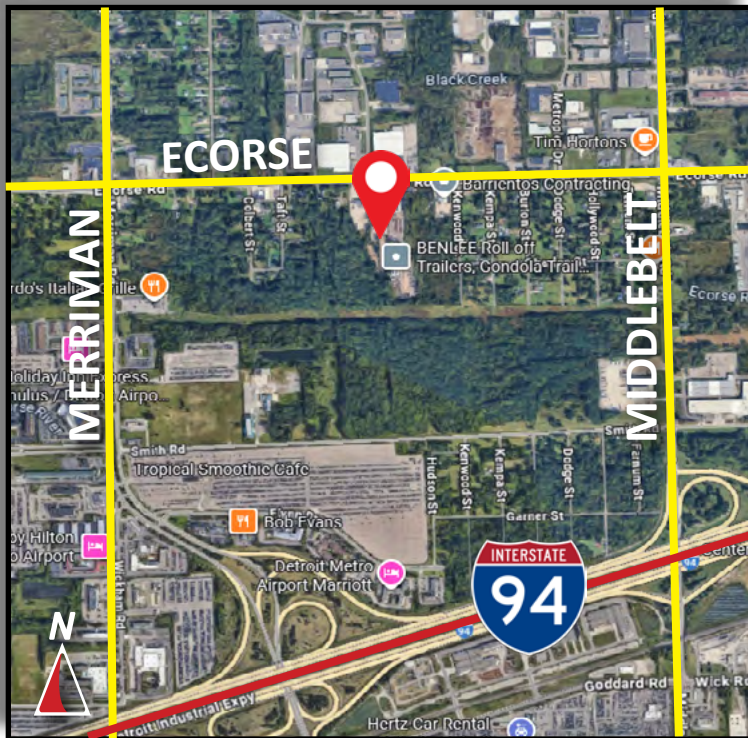


Burger

& COMPANY

FOR LEASE

30401 Ecorse Road
Romulus, Michigan
7,250 Square Feet



- 7,250 square foot building for lease
- Two (2) 12'x14' grade level doors
- One (1) 12'x12' grade level door
- 15' clear height
- Minimal office space
- Drive through bay/huge fenced yard!!
- Large open area that can be converted to warehouse or kept as office space
- 3 phase, 208 volt power
- Immediate occupancy
- Lease Rate: \$8,900 per month modified net

Burger & Company

248.536.2888

www.burgercollc.com

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

Paul Burger, SIOR
President
Cell: 586.202.7800
paul@burgercollc.com

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.

FOR LEASE

30401 Ecorse Road
Romulus, MI



BUILDING SPECIFICATIONS

Location	Between Middlebelt & Merriman	Square Feet Available	7,250 SF
County	Wayne	Office Square Feet	300 SF
Zoning	M-I Light Industrial	Warehouse Square Feet	6,950 SF
Lot Size	2.25 Acres	Year Built	1959
Construction	Block	Roof	Built Up
Clear Height	15'	Grade Level Doors	Three
Cranes	No	Dock Doors	No
Lighting	LED	Power	200 Amps
Heating	Gas Forced Air	Sprinklers	No
Warehouse A/C	Partial	Railroad	No
Buss Duct	No	Signage	Yes
Parking	More Than Ample	Restrooms	Yes
Freestanding	Yes	Taxes	\$1.69 PSF per year

Description

- Tremendous location between two I-94 interchanges!
- Drive through bay/large fenced yard
- 15' clear height
- Building recently renovated
- Landlord provides building insurance
- Large open area that can be converted to warehouse or kept as will call / service area
- 3 phase, 208 volt power
- Immediate occupancy
- Lease Rate: \$8,900 per month modified net. Tenant pays taxes, (\$1,025.00/month estimated) and provides its own snow removal

Lease Rate	\$14.73 PSF
Monthly	\$8,900.00
Lease Type	Modified Net
Availability	Immediate Occupancy

Burger

& COMPANY

Paul Burger, SIOR
President
Cell: 586.202.7800
paul@burgercollc.com

248.536.2888
www.burgercollc.com
38345 W. 10 Mile Road, Suite 100
Farmington Hills, MI 48335

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.

FOR LEASE

30401 Ecorse Road
Romulus, MI

EXTERIOR YARD



Burger

& COMPANY

Paul Burger, SIOR
President
Cell: 586.202.7800
paul@burgercollc.com

248.536.2888
www.burgercollc.com
38345 W. 10 Mile Road, Suite 100
Farmington Hills, MI 48335

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.

FOR LEASE

30401 Ecorse Road
Romulus, MI

INTERIOR WAREHOUSE



Burger

& COMPANY

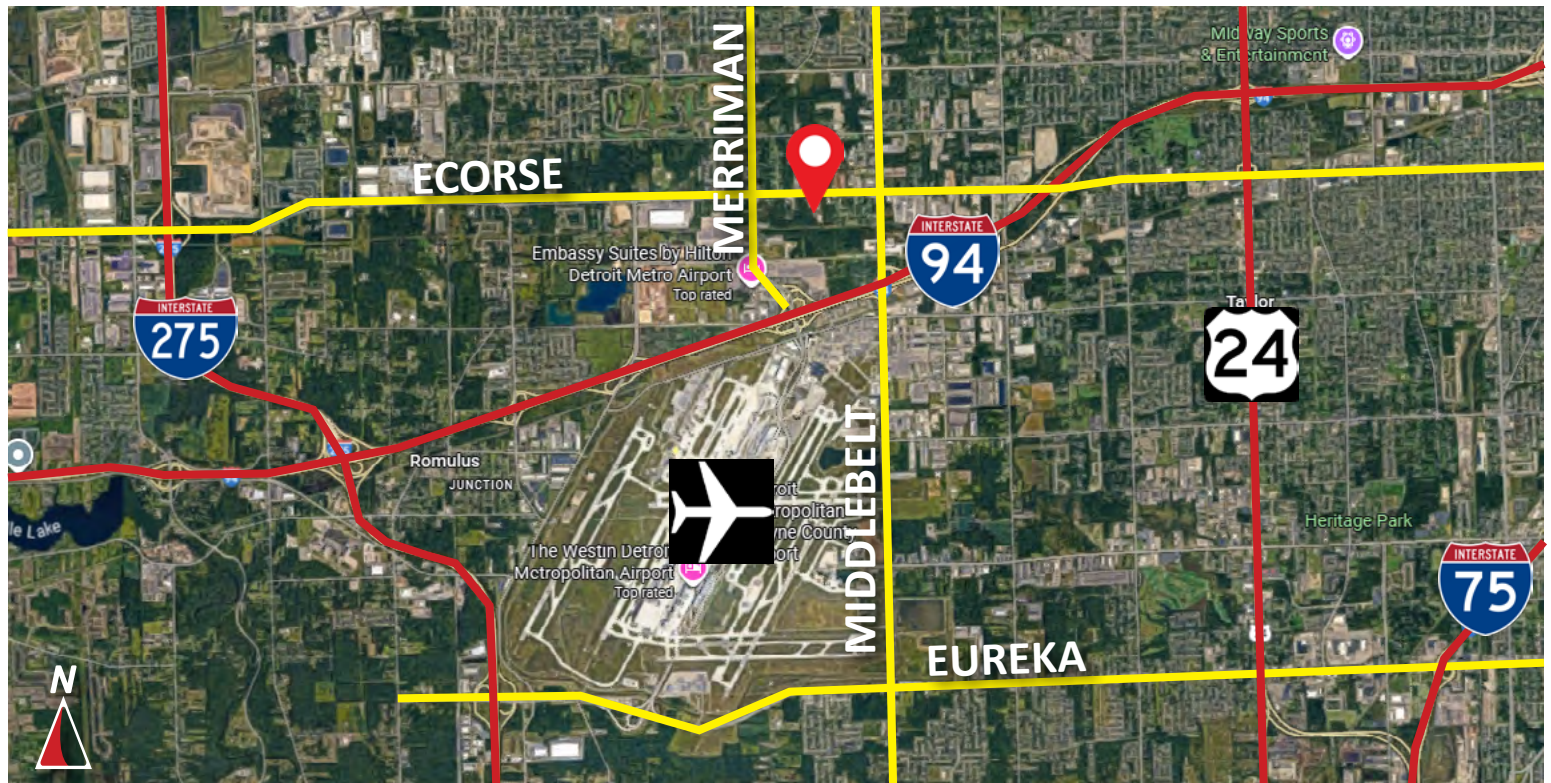
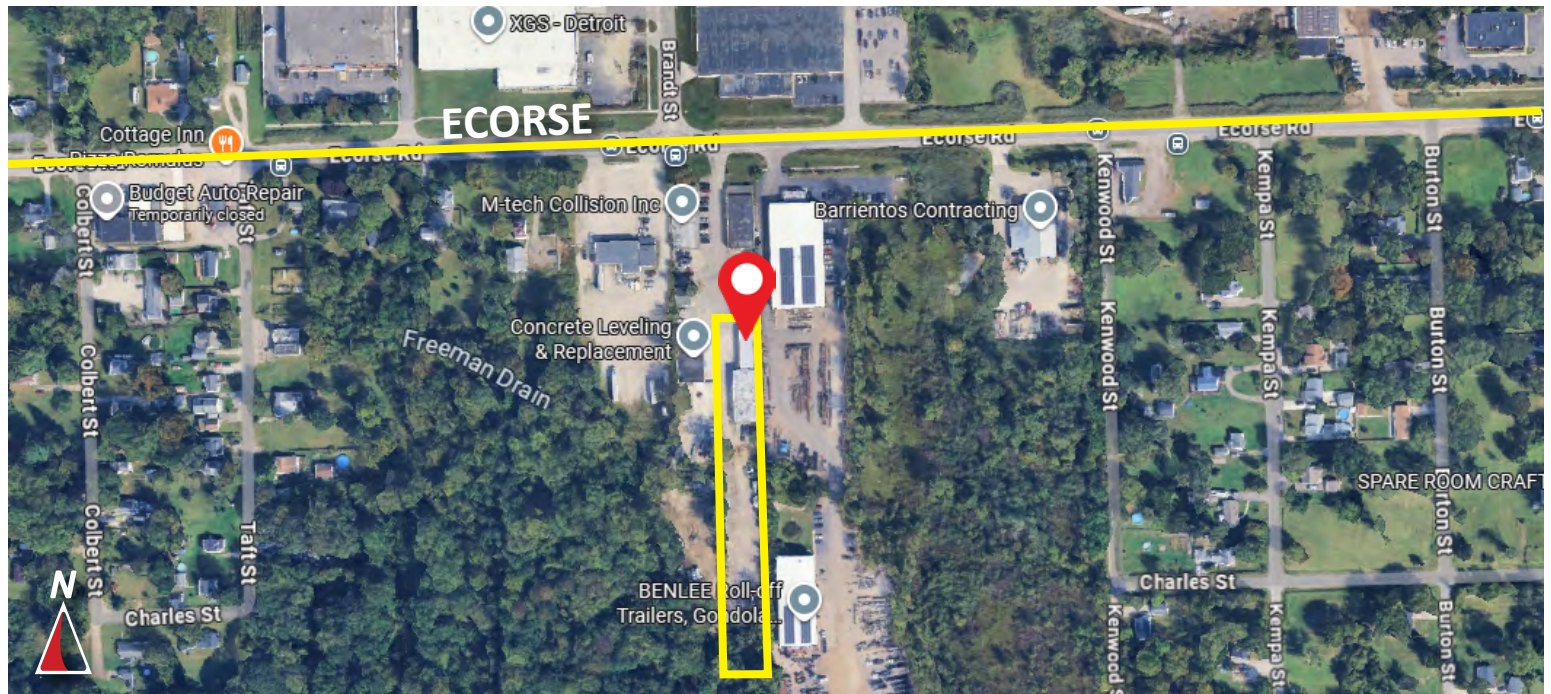
Paul Burger, SIOR
President
Cell: 586.202.7800
paul@burgercollc.com

248.536.2888
www.burgercollc.com
38345 W. 10 Mile Road, Suite 100
Farmington Hills, MI 48335

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.

FOR LEASE

30401 Ecorse Road
Romulus, MI



Burger

& COMPANY

Paul Burger, SIOR
President
Cell: 586.202.7800
paul@burgercollc.com

248.536.2888
www.burgercollc.com
38345 W. 10 Mile Road, Suite 100
Farmington Hills, MI 48335

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.