

FOR LEASE OR SALE



39133 Webb Drive Westland, Michigan

Total SF: Approx 35,488 SF

Zoning: I-2-Gen, Ind.

Whse/Resch/BTS: Whse/Office

Crossroads: Ford Road and Hix

Avail SF: Approx 35,488 SF

Acres: 5.27 Acres

Multi/Free: Free



Office:

Approximately 5,280 SF

Complete with perimeter offices and conference rooms and open office in the center

Great Manufacturing or Distribution Building with heavy power, big bays and light storage mezzanine

Shop SF: Approx 30,208 SQ FT

Docks: Three (3) T-Wells

Clearance: 19'-21'

Floor Drains: No

Sprinklers: Yes

Year Built: 1994

Remodeled: 2020

Parking: 25-Car +

Power: 2,000 amps/480v (To be verified by an electrician)

Grade Doors: One (1) 12 x 14

Airlines: Yes

Bay Sizes: 71 x 25; 60 x 25

Cranes: None

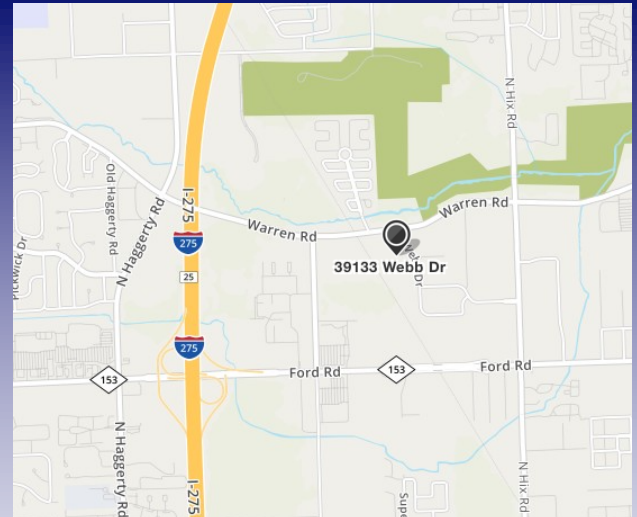
Under Hook: N/A

Heating: Radiant

Railroad: No

Buss Duct: Yes

Lavs: Two (2) Restrooms in Shop and two (2) Restrooms in Office area



**For Further Information
Please Contact:**

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Lease Rate: \$7.25 NNN

Lease/Month: \$21,440.67

Sale Price: Possible

Price Per SF: TBD

Taxes/PSF: \$1.60 PSF