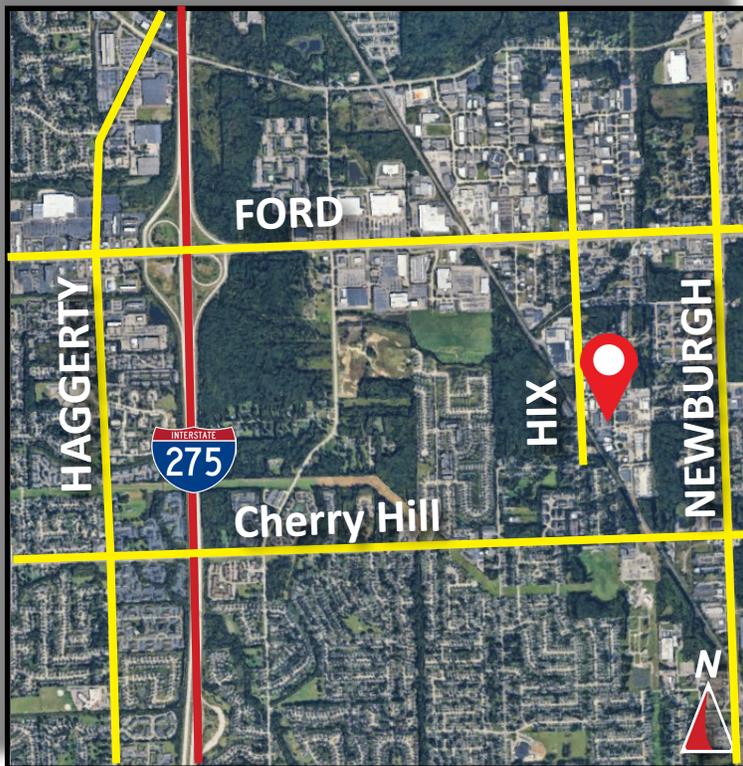


Burger

& COMPANY

FOR LEASE

38353 Abruzzi Drive
Westland, MI 48185
14,353 Square Feet



- 14,353 square feet for lease / Immediate Occupancy!
- Fully renovated turn key building!
- Fresh paint, LED lighting, new restroom fixtures, carpet and luxury vinyl flooring in the office area
- Brand new parking lot 2025! 20-25 vehicle parking spots
- Newer Duro-Last roof in place
- One (1) Truckwell
- One (1) 12'x14' grade level door
- 16' clear height
- LED lighting in the warehouse
- Very clean building
- Lease rate: \$7.95 per square foot nnn / \$9,500 per month

Burger & Company

Nicolo Burger, SIOR, CCIM
Vice President
Cell: 810.224.8103
nic@burgercollc.com

Jack Bushart
Senior Associate
Cell: 734.890.4609
jack@burgercollc.com

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

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FOR LEASE

38353 Abruzzi Drive
Westland, MI 48185



BUILDING SPECIFICATIONS

Location	Near Ford Road/Hix Road	Total Building Square Feet	14,353 SF
County	Wayne County	Office Square Feet	2,400 SF
Zoning	I-1 Light Industrial	Warehouse Square Feet	11,953 SF
Lot Size	.85 Acres	Year Built	1986
Construction	Brick/Block	Grade Level Doors	(1) 12'x14'
Clear Height	16'	Dock Doors	(1)
Cranes	No	Power	3 Phase 120/208 Volt
Lighting	LED	Sprinklers	Yes
Heating	Gas Forced Air	Signage	Yes
Warehouse A/C	No	Restrooms	Four (4)
Buss Duct	No	Freestanding	Yes
Parking	20-25 Spaces	Property Taxes	\$1.44 PSF

Description

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Lease Rate	\$7.95 PSF
Monthly	\$9,500.00
Lease Type	Triple Net
Availability	Immediate Occupancy



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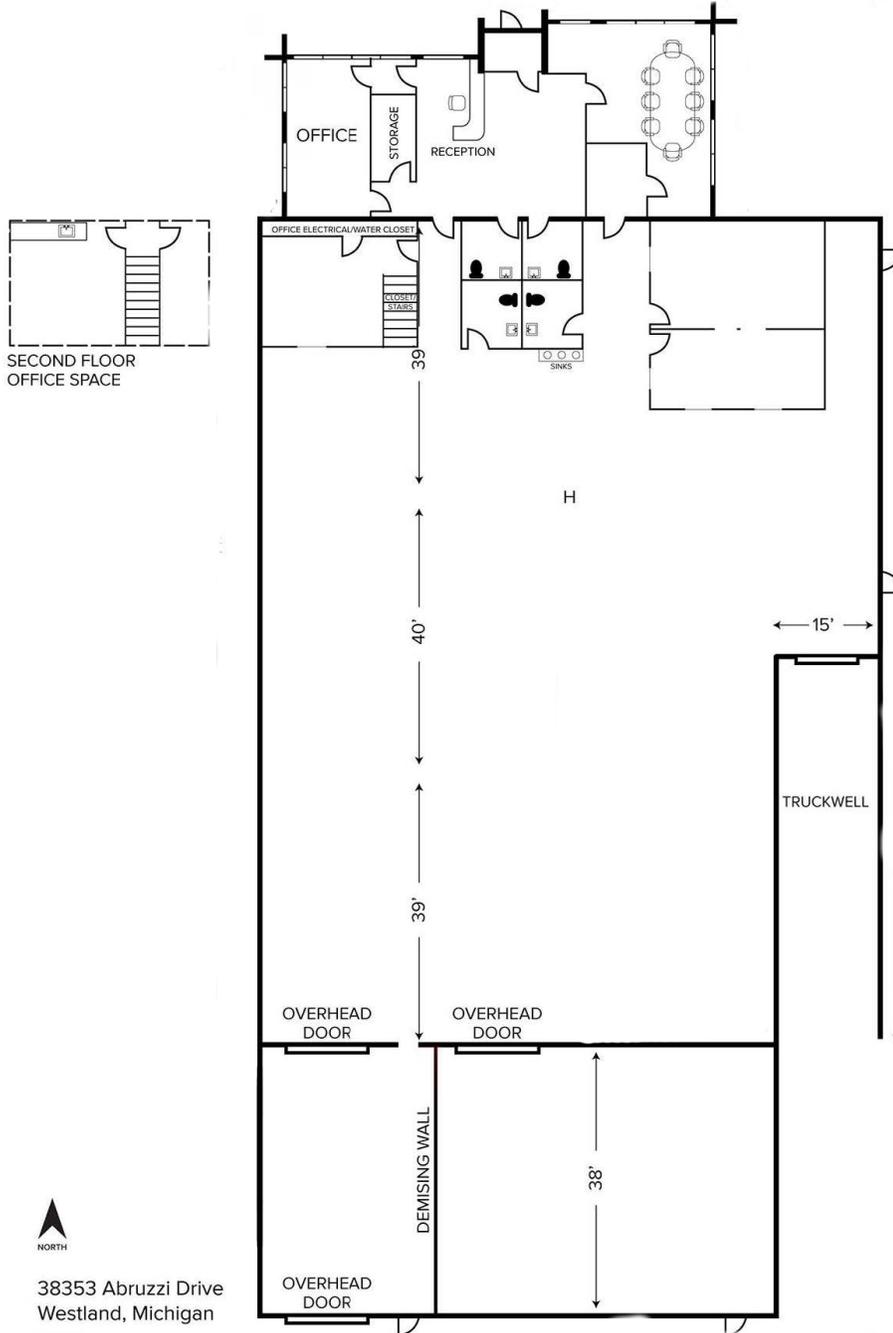
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FLOOR PLAN



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Jack Bushart
Senior Associate
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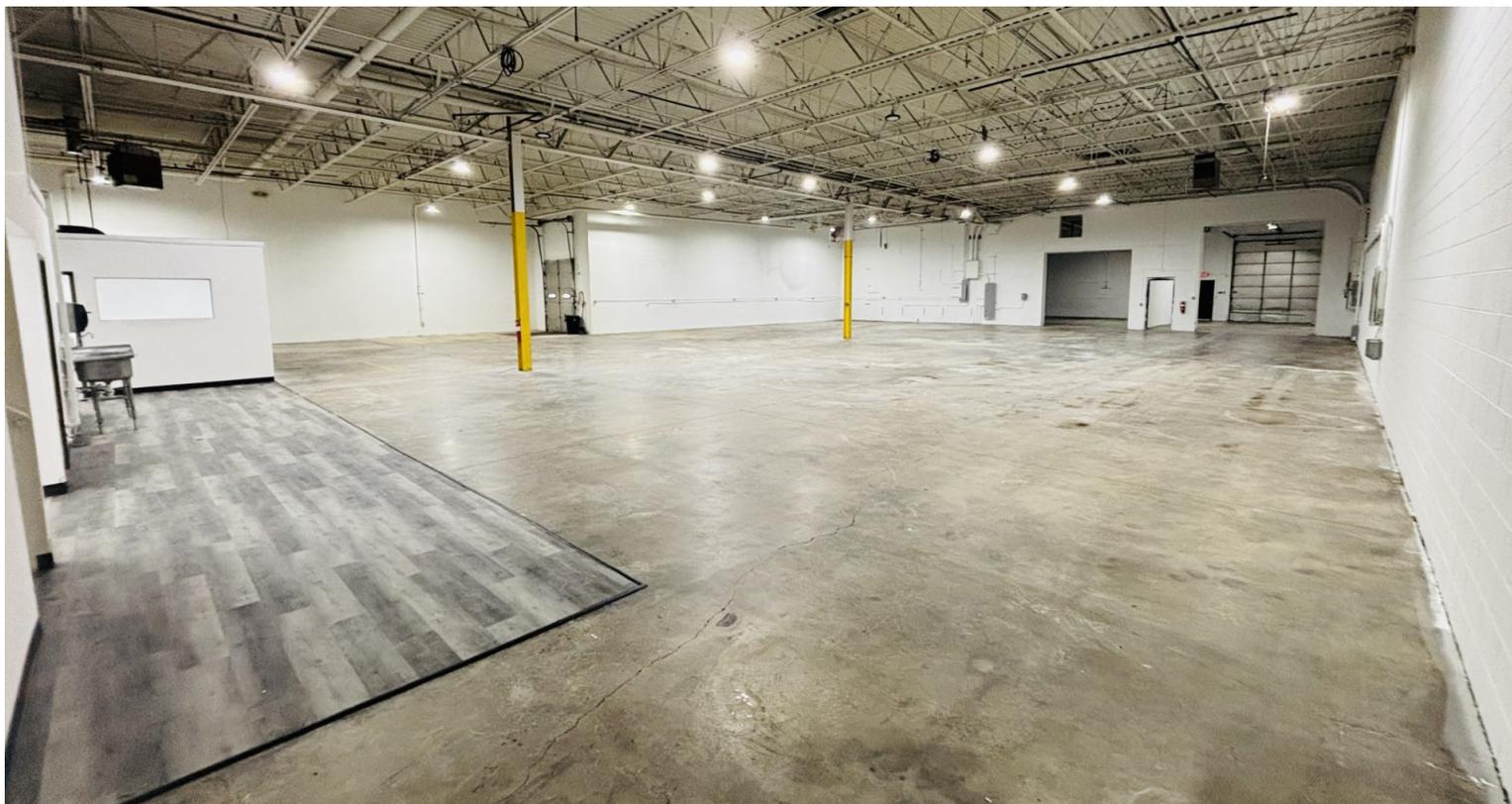
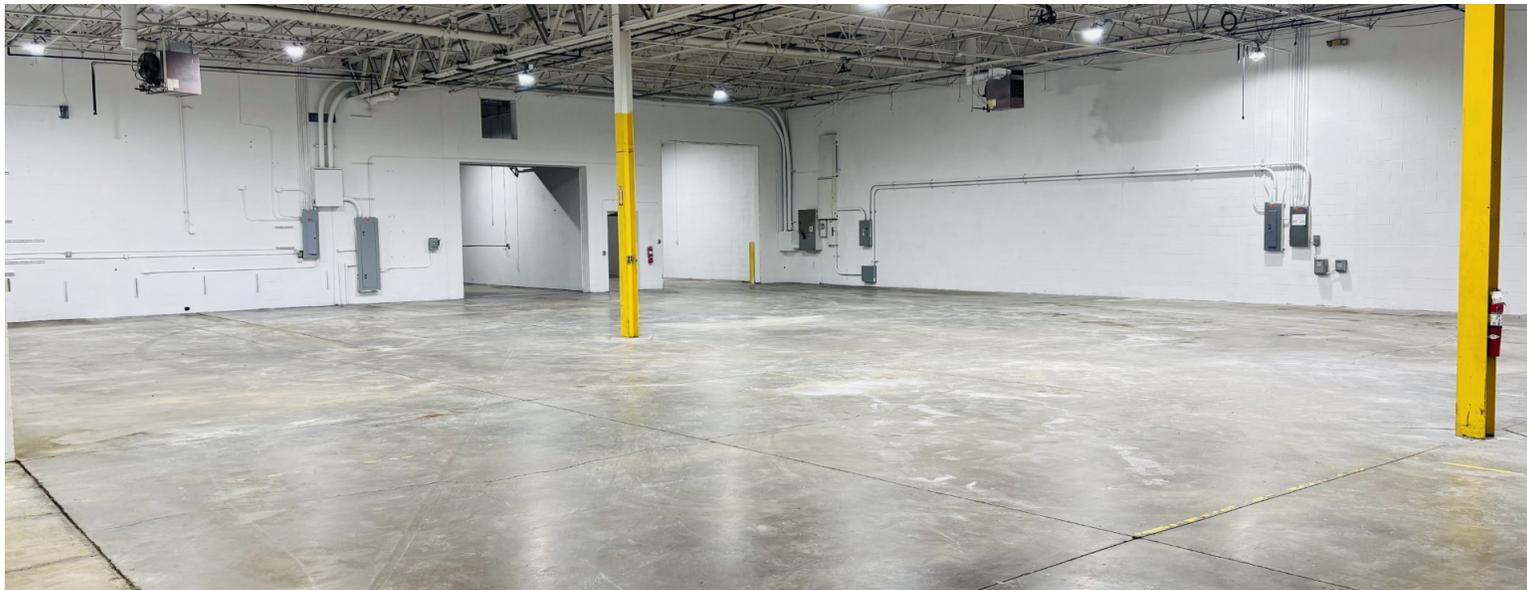
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WAREHOUSE



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& COMPANY

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nic@burgercollc.com

Jack Bushart
Senior Associate
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jack@burgercollc.com

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38353 Abruzzi Drive
Westland, MI 48185

OFFICE



Nicolo Burger, SIOR, CCIM
Vice President
Cell: 810.224.8103
nic@burgercollc.com

Jack Bushart
Senior Associate
Cell: 734.890.4609
jack@burgercollc.com

248.536.2888
www.burgercollc.com
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Farmington Hills, MI 48335

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REAR VIEW PARKING LOT



Nicolo Burger, SIOR, CCIM
Vice President
Cell: 810.224.8103
nic@burgercollc.com

Jack Bushart
Senior Associate
Cell: 734.890.4609
jack@burgercollc.com

Burger

& COMPANY

248.536.2888
www.burgercollc.com
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TRUCKWELL



Nicolo Burger, SIOR, CCIM
Vice President
Cell: 810.224.8103
nic@burgercollc.com

Jack Bushart
Senior Associate
Cell: 734.890.4609
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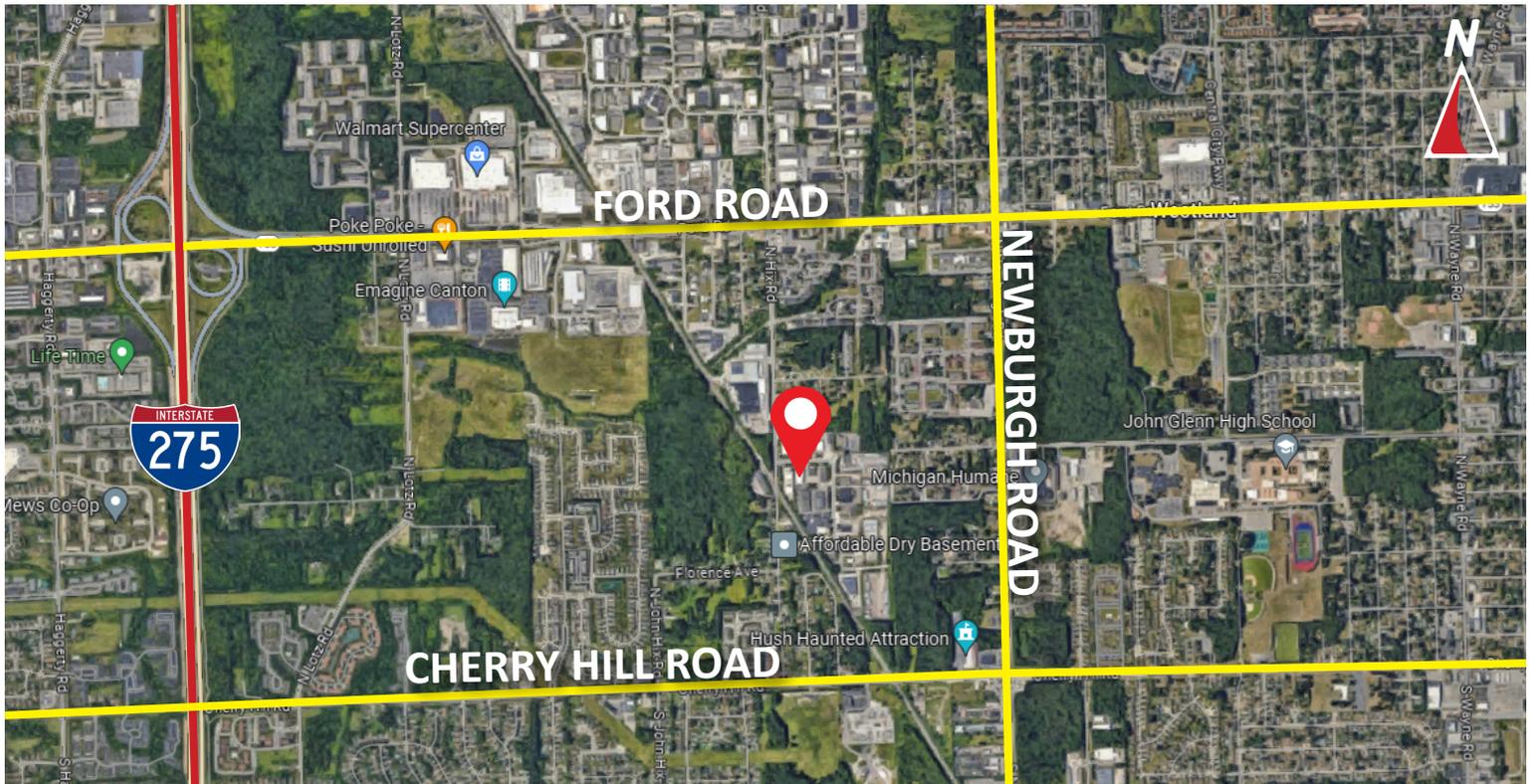
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Westland, MI 48185

AERIALS



Burger

& COMPANY

Nicolo Burger, SIOR, CCIM
Vice President
Cell: 810.224.8103
nic@burgercollc.com

Jack Bushart
Senior Associate
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