

FOR SALE OR LEASE

2401 S. GULLEY ROAD | DEARBORN, MI

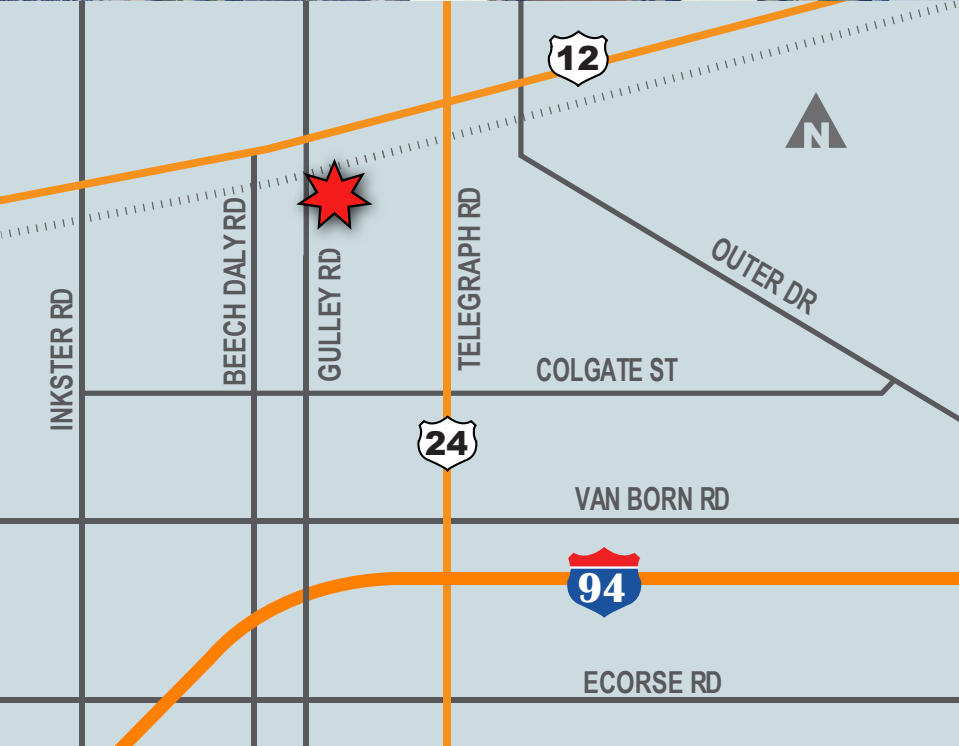


FOR DETAILS CONTACT:

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31440 Northwestern Hwy, Suite 130
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248.351.3500 | lee-associates.com



PROPERTY OVERVIEW

TOTAL BUILDING SF:	± 375,812
TOTAL GRADE LEVEL DOORS:	8 (12' X 16')
TOTAL TRUCKWELLS:	39: 26 Exterior, 13 Interior
CLEAR HEIGHT:	23'
POWER:	Heavy Power: 3,000 Amp - 227-480 V, 3-Phase
ZONING:	IB - Medium Industrial
YEAR BUILT:	1968
SALE PRICE:	\$32,000,000
LEASE RATE:	\$6.95 NNN PSF
REAL ESTATE TAXES:	\$246,000 (\$0.66/SF)

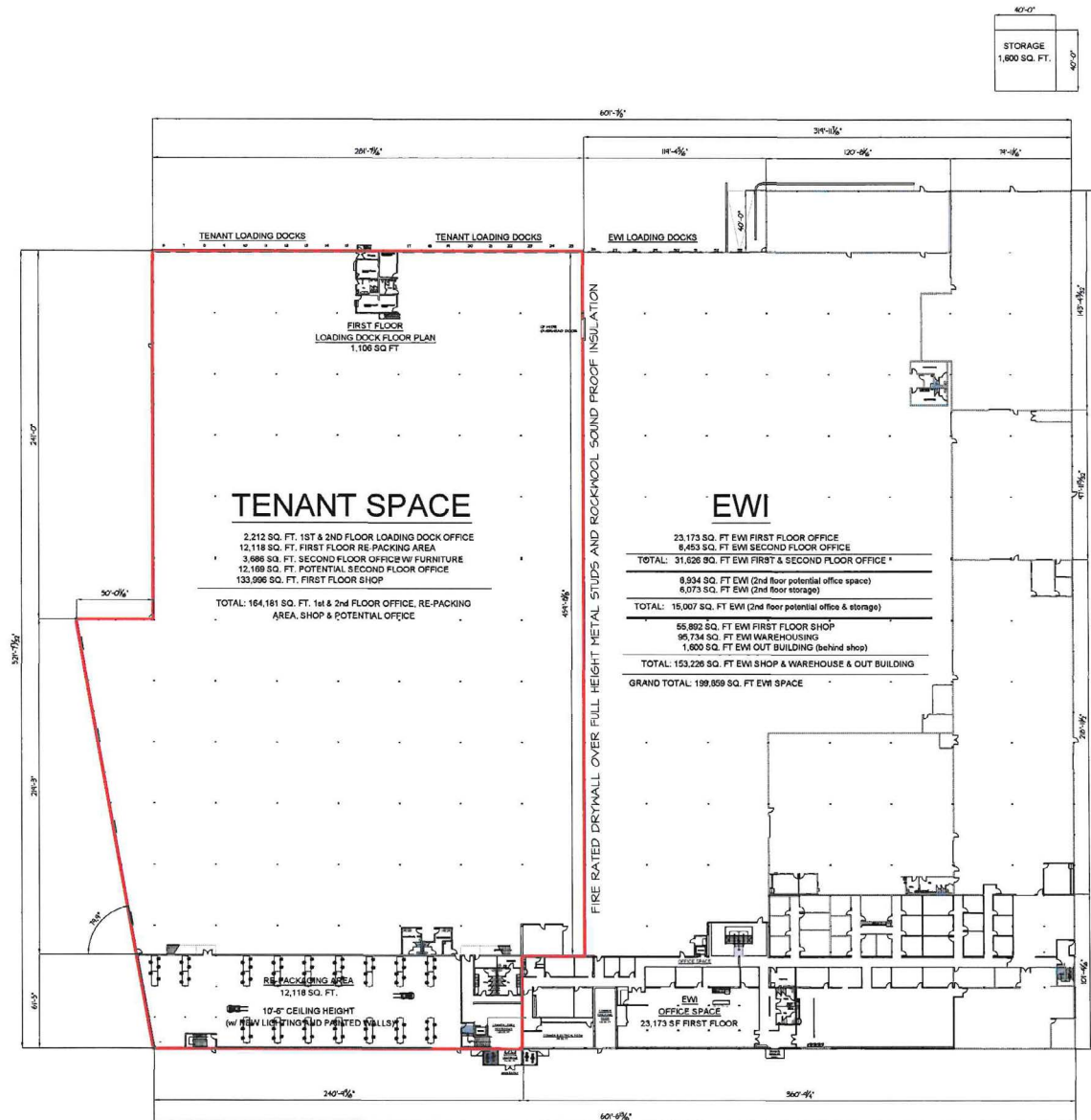
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FLOOR PLAN | FIRST FLOOR



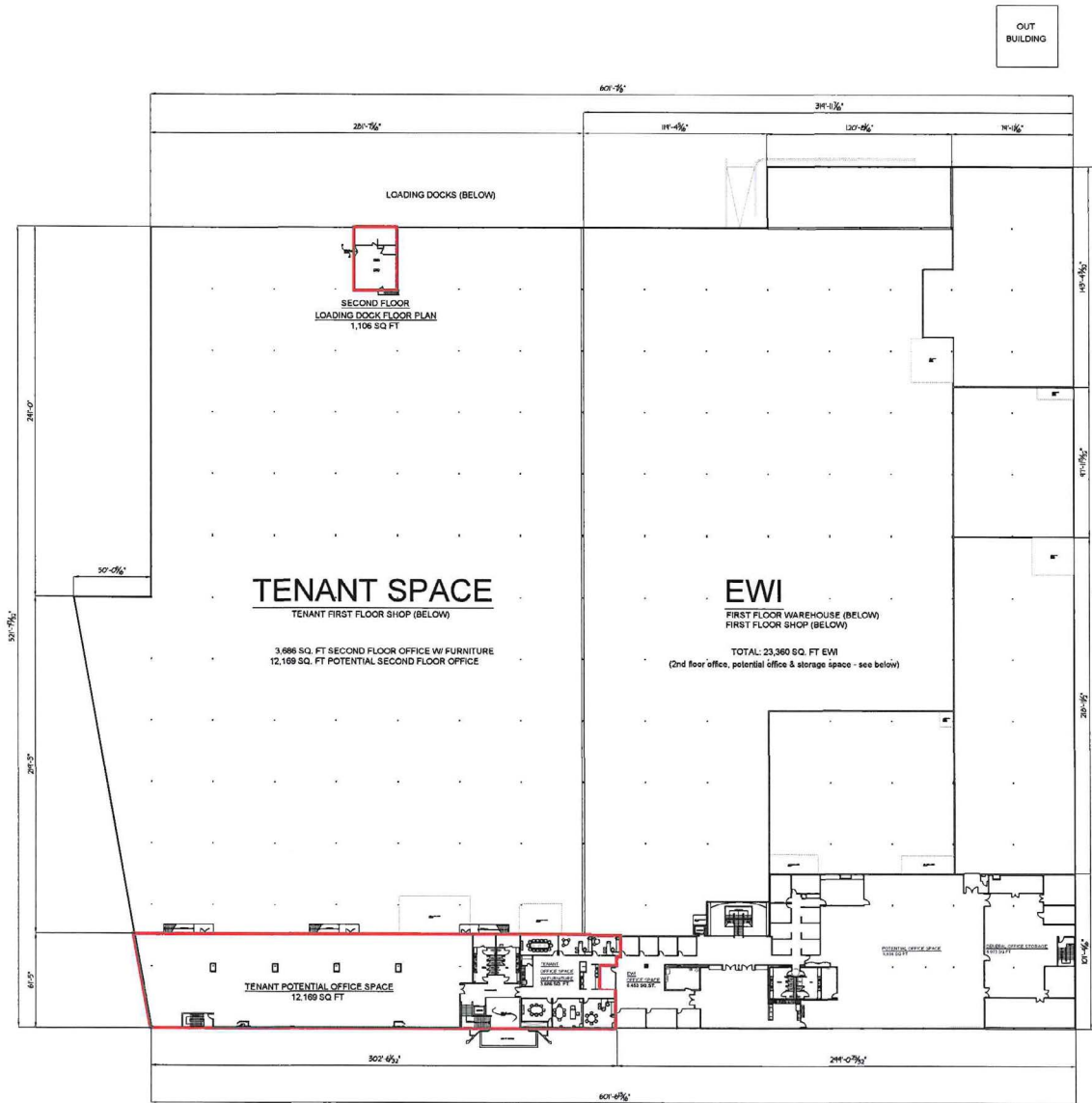
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FLOOR PLAN | SECOND FLOOR



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DRONE VIDEO



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PROPERTY PHOTOS



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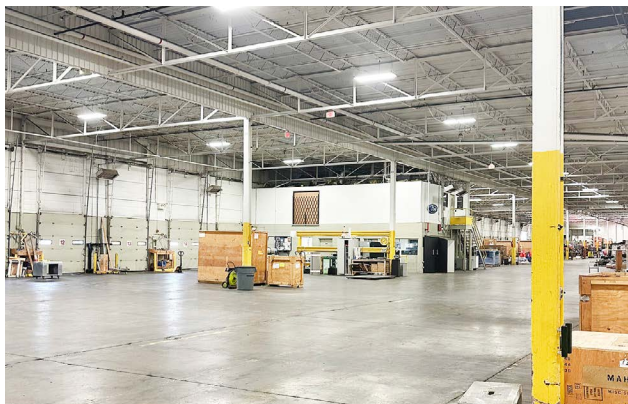
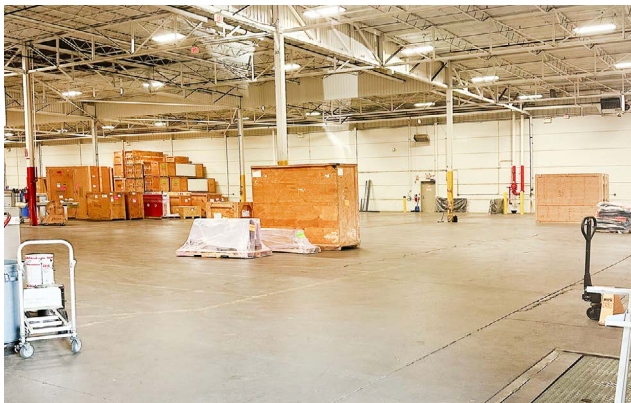
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