

5073 NORTH ANN ARBOR ROAD

Dundee, MI 48131

RK



Offering Summary

Sale Price:	\$5,200,000
Lease Rate:	\$5.25 SF/yr (Net)
Building Size:	91,952 SF
Available SF:	91,952 SF
Lot Size:	11.59 Acres
Zoning:	M-1, Manufacturing
Submarket:	Outside Metro Area

Property Overview

- (8) 8'x10' Docks
- 1200Amps, 208 Volt, 3-Phase
- Land for expansion
- US-23 exposure
- Racking negotiable

Location Overview

- Less than one mile to US-23 North/South bound
- Within 30 miles of Toledo

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Reichle | Klein Group 
 Commercial Property Brokers, Managers & Investment Advisors

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Sale Price	\$5,200,000
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Lease Rate	\$5.25 SF/Yr Net
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Property Details

Property Type	Industrial
Secondary Property Type	Warehouse/Distribution
Zoning	M-1, Manufacturing
Acreage	11.59 Acres
Parcel Number(s)	42 011 008 51, -50, -40
# of Car Parking Spaces	+/- 40
# of Truck Parking Spaces	+/- 10
Parking Surface Description	Asphalt with concrete docks
Freestanding	Yes

Location Information

County	Monroe
Municipality	Village of Dundee
Submarket	Outside Metro Area
Cross Streets	Tecumseh Street and Granite Drive
Nearest Highway	US-23

Utilities

Internet Provider	Varies
Power Provider	DTE Energy
Power Description	1200AMPS, 208 Volt, 3-Phase
Fuel Provider	Michigan Gas Utilities
Water Provider	Village of Dundee

Building Information

Building Size	91,952 SF
Office Size	15,040
# of Floors	2
Condition	Good
Construction Description	Steel and Masonry
Roof System	Metal standing seam
Column Spacing	25' x 50'
Floor Thickness	6" reinforced concrete slab (Warehouse)
Clear Ceiling Height	22' x 25'
Lighting	LED
Climate Controlled	Office showroom & elevator
Heat System Description	Co-Ray vac
Restrooms	6
Fire Suppression	Yes
Fire Suppression Description	Wet high density
# of Grade Level Doors	(1) 12' x 14'
# of Dock High Doors	(8) 8' x 10' and (6) w/ levelers
Mezzanine	Yes

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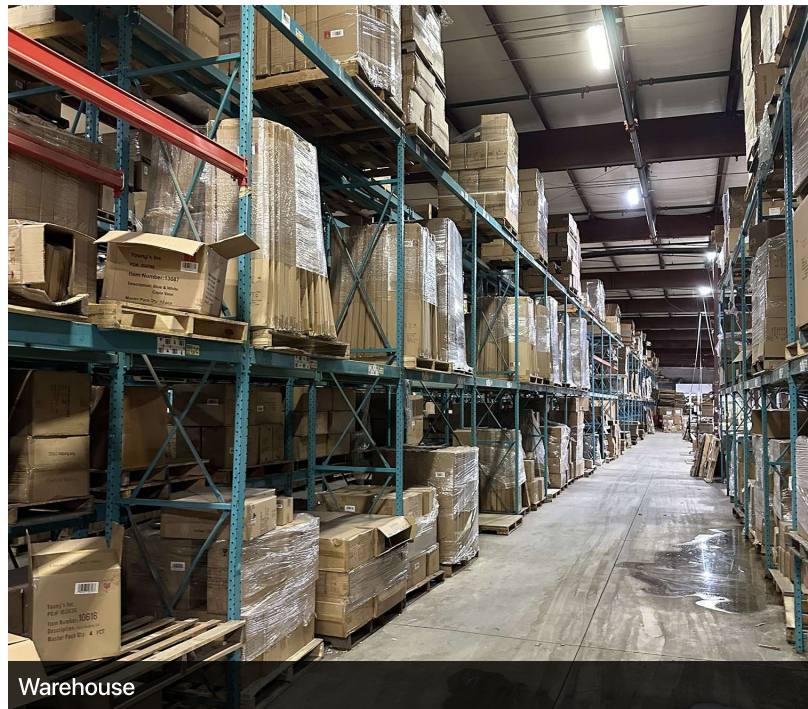
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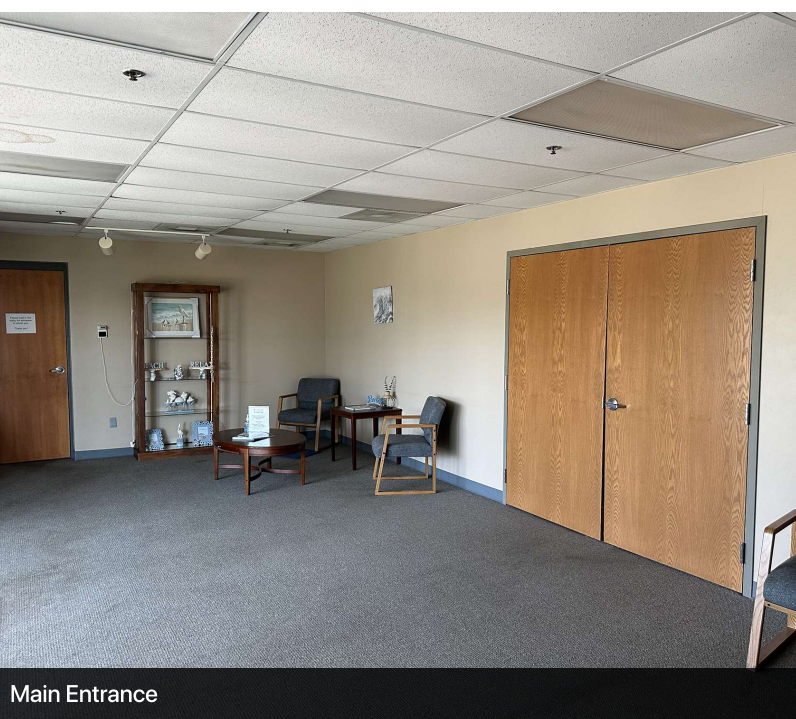
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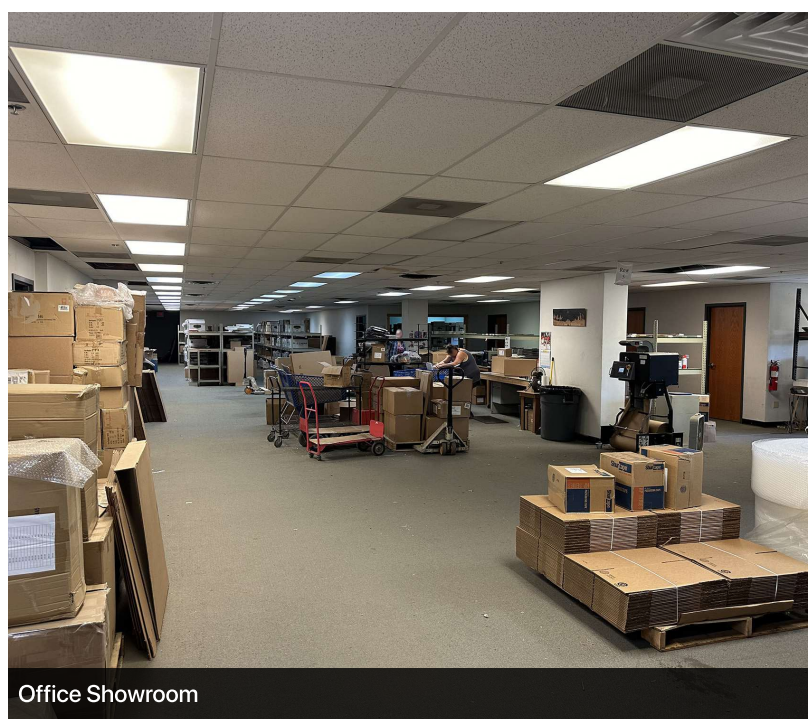
Exterior



Warehouse



Main Entrance



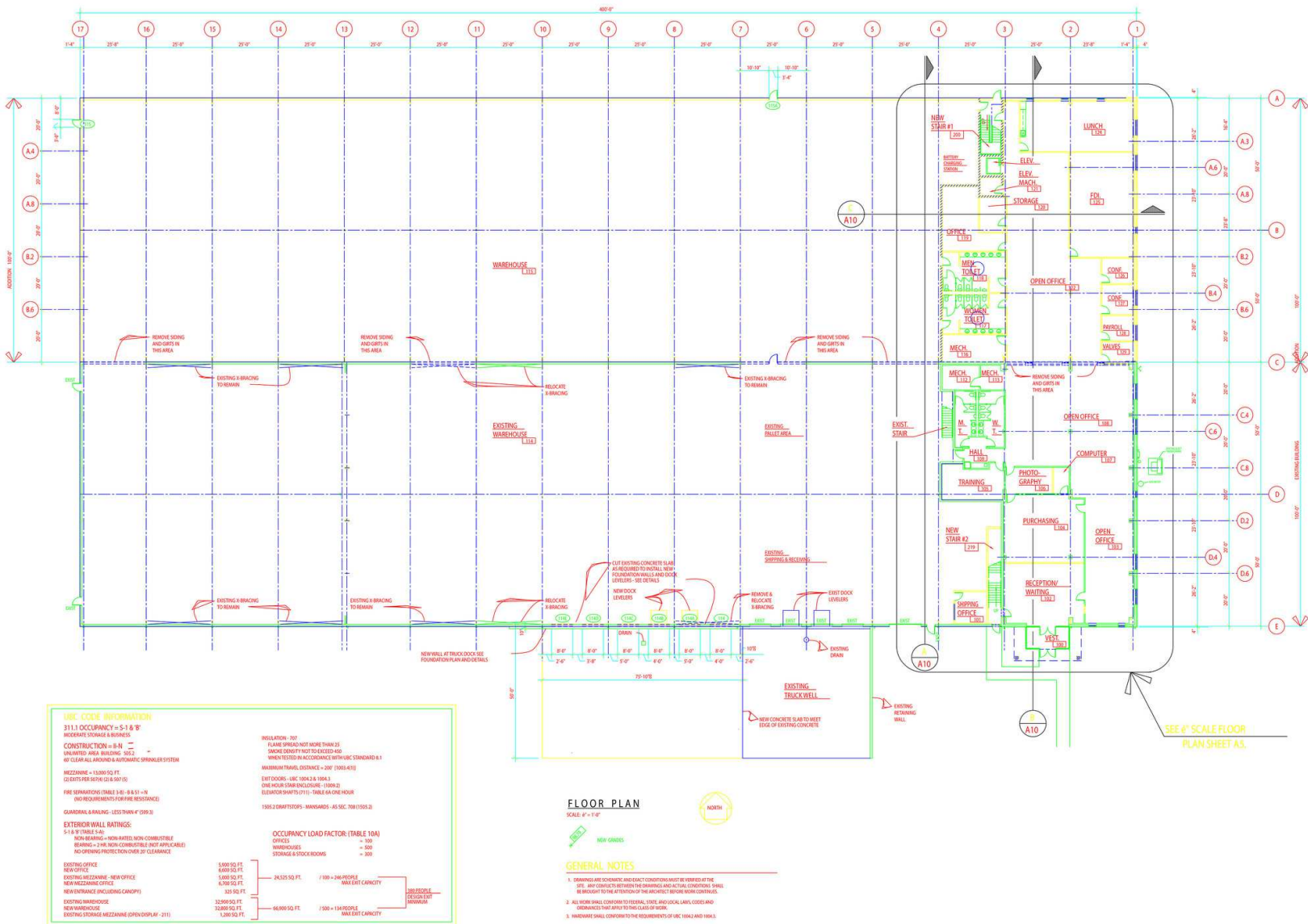
Office Showroom

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USE CODE INFORMATION

311.3 OCCUPANCY = S-1 & B' MODERATE STORAGE & BUSINESS

CONSTRUCTION = II-N

INSULATION - 20"

FLAME SPREAD NOT MORE THAN 65

SMOKE DENSITY NOT TO EXCEED 450

MINIMUM AREA RATINGING - 302

NO CLEAR ALL AROUND & AUTOMATIC SPRINKLER SYSTEM

MEZZANINE = 15000 SQ FT

CEILING TYPE: 1500 & 20' (10)

FIRE SEPARATION (TABLE 3-6) - 4 & 5-1 - N

(NO REQUIREMENTS FOR FIRE RESISTANCE)

GUARDRAIL & RAILING - 155 (MAN 4' 09 3/4)

EXTERIOR WALL RATINGS:

2 1/2 H 1500 2-4

NON-BEARING - NON-HATED, NON-COMBUSTIBLE

BEARING - 2 1/2 H 1500 COMPOSITE (NOT APPLICABLE)

NO OPENING PROTECTION OVER 20' CLEARANCE

EXISTING OFFICE	5,000 SQ FT	24,325 SQ FT	/ 100 = 246 PEOPLE	MAX. OCC. CAPACITY
EXISTING MEZZANINE - NEW OFFICE	5,000 SQ FT			
NEW MEZZANINE OFFICE	6,300 SQ FT			
NEW ENTRANCE (INCLUDING CANOPY)	325 SQ FT			
EXISTING WAREHOUSE	32,000 SQ FT	46,800 SQ FT	/ 500 = 184 PEOPLE	MAX. OCC. CAPACITY
NEW WAREHOUSE	14,800 SQ FT			
EXISTING STORAGE MEZZANINE (OPEN DISPLAY - 211)	1,300 SQ FT			

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OCCUPANCY LOAD FACTOR (TABLE 10A)

OFFICES = 100

WAREHOUSE = 500

STORAGE & STOCK ROOMS = 300

GENERAL NOTES

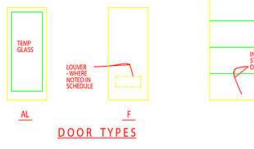
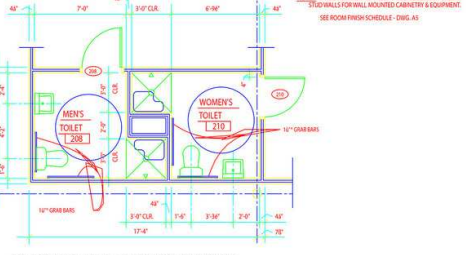
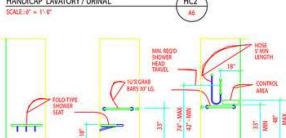
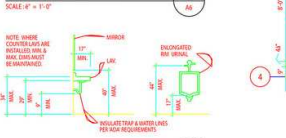
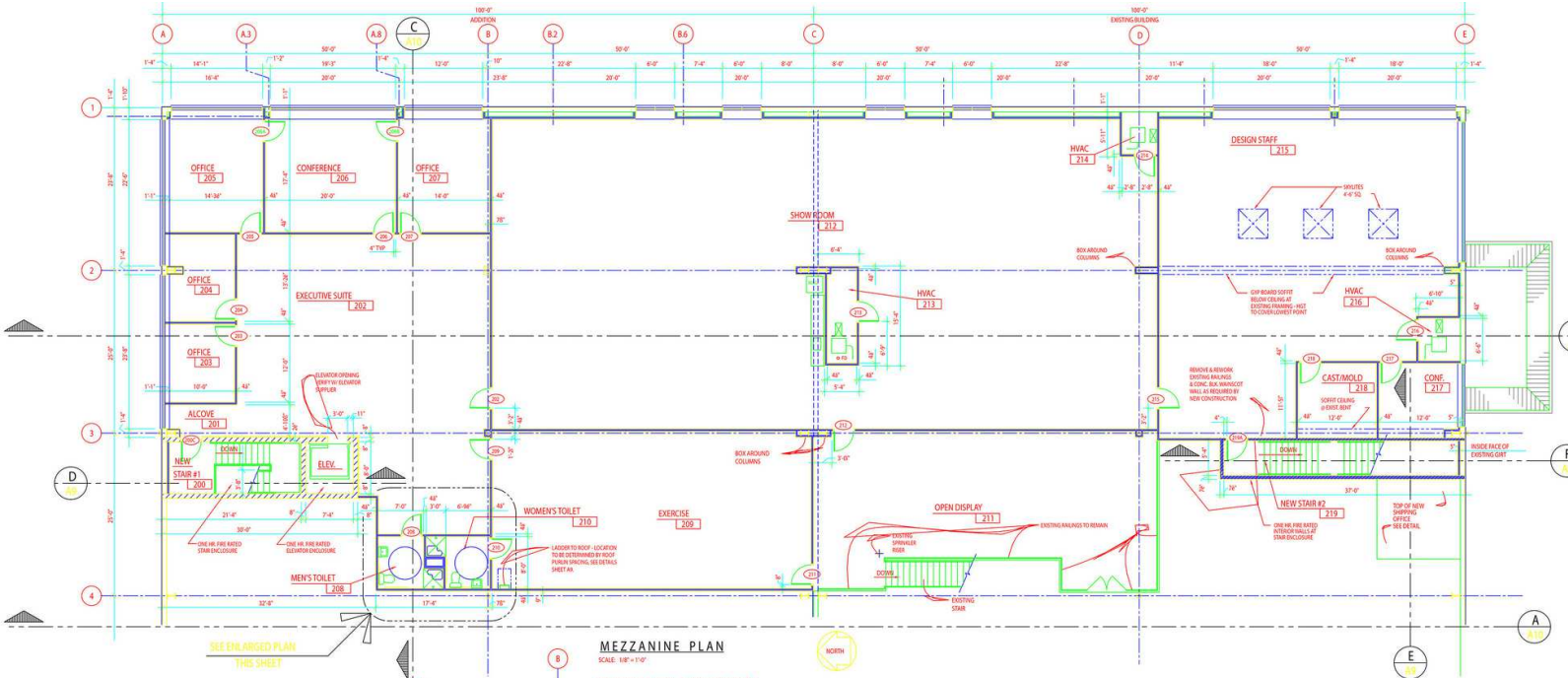
- DRAWINGS ARE SCHEMATIC AND EXACT CONDITIONS MUST BE VERIFIED AT THE SITE. ANY DISCREPANCY BETWEEN DRAWINGS AND ACTUAL CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE WORK COMMENCES.
- ALL WORK SHALL CONFORM TO FEDERAL, STATE AND LOCAL LAWS, CODES AND ORDINANCES THAT APPLY TO THE CLASS OF WORK.
- HANDWORK SHALL CONFORM TO THE REQUIREMENTS OF IBC 1901.2 AND 1901.3.

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DOOR No.	LOCATION	SIZE	TYPE	FINISH	SET	REMARKS
100	100'0" x 7'0"	12'0" x 10'0"	AL	ALUMI	AL	- 1. EXS.
101	100'0" x 7'0"	12'0" x 10'0"	AL	ALUMI	AL	- 1. EXS.
102	100'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 100
103	100'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 219
104	100'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 200
105	100'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 200
106	100'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 200
107	100'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 200
108	100'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 200
109	100'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 200
110	100'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 200
111	100'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 211
112	100'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 211
113	100'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 200
114	100'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 212
115	100'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 215
116	100'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 215
117	100'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 215
118	100'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 215
119	100'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 215
120	100'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 220

DOOR No.	LOCATION	SIZE	TYPE	FINISH	SET	REMARKS
200	200'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. EXS.
201	200'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 116
202	200'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 116
203	200'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 200
204	200'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 200
205	200'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 200
206	200'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 200
207	200'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 200
208	200'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 206
209	200'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 206
210	200'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 200
211	200'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 211
212	200'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 211
213	200'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 200
214	200'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 212
215	200'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 215
216	200'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 215
217	200'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 215
218	200'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 215
219	200'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 215
220	200'0" x 7'0"	12'0" x 10'0"	F	WO	MM	- 1. 219

- DOOR SCHEDULES:**
- SET 1:** 1. VENE BOTS, 2. FINISH DOOR, 3. FINISH DOOR STOP
 - SET 2:** 1. VENE BOTS, 2. FINISH DOOR, 3. FINISH DOOR STOP
 - SET 3:** 1. VENE BOTS, 2. FINISH DOOR, 3. FINISH DOOR STOP
 - SET 4:** 1. VENE BOTS, 2. FINISH DOOR, 3. FINISH DOOR STOP
 - SET 5:** 1. VENE BOTS, 2. FINISH DOOR, 3. FINISH DOOR STOP
 - SET 6:** 1. VENE BOTS, 2. FINISH DOOR, 3. FINISH DOOR STOP
 - SET 7:** 1. VENE BOTS, 2. FINISH DOOR, 3. FINISH DOOR STOP
 - SET 8:** 1. VENE BOTS, 2. FINISH DOOR, 3. FINISH DOOR STOP
 - SET 9:** 1. VENE BOTS, 2. FINISH DOOR, 3. FINISH DOOR STOP
 - SET 10:** 1. VENE BOTS, 2. FINISH DOOR, 3. FINISH DOOR STOP

- HANDICAP NOTES:**
- ALL EXIST HANDICAP SHALL CONFORM TO THE I.C. - SEE GENERAL NOTES (ENG. 45)
 - LEVEL HANDICAP SHALL CONFORM TO ADA STANDARDS. LEVEL HANDICAP ALL NEW DOORS.

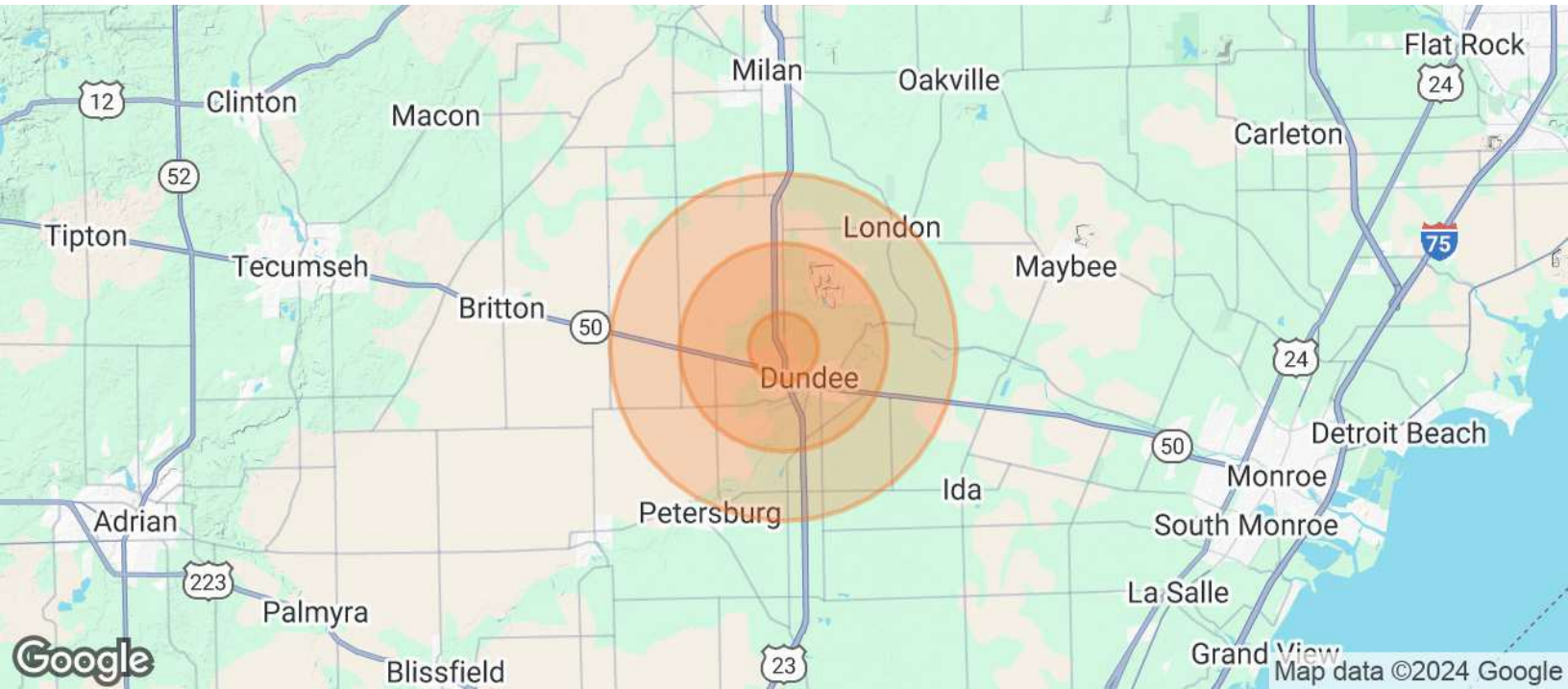
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Population

	1 Mile	3 Miles	5 Miles
Total Population	1,355	7,113	10,443
Average Age	38	38	39
Average Age (Male)	36	37	38
Average Age (Female)	41	39	40

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	612	2,876	4,157
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$85,388	\$97,313	\$96,892
Average House Value	\$298,978	\$320,946	\$310,883

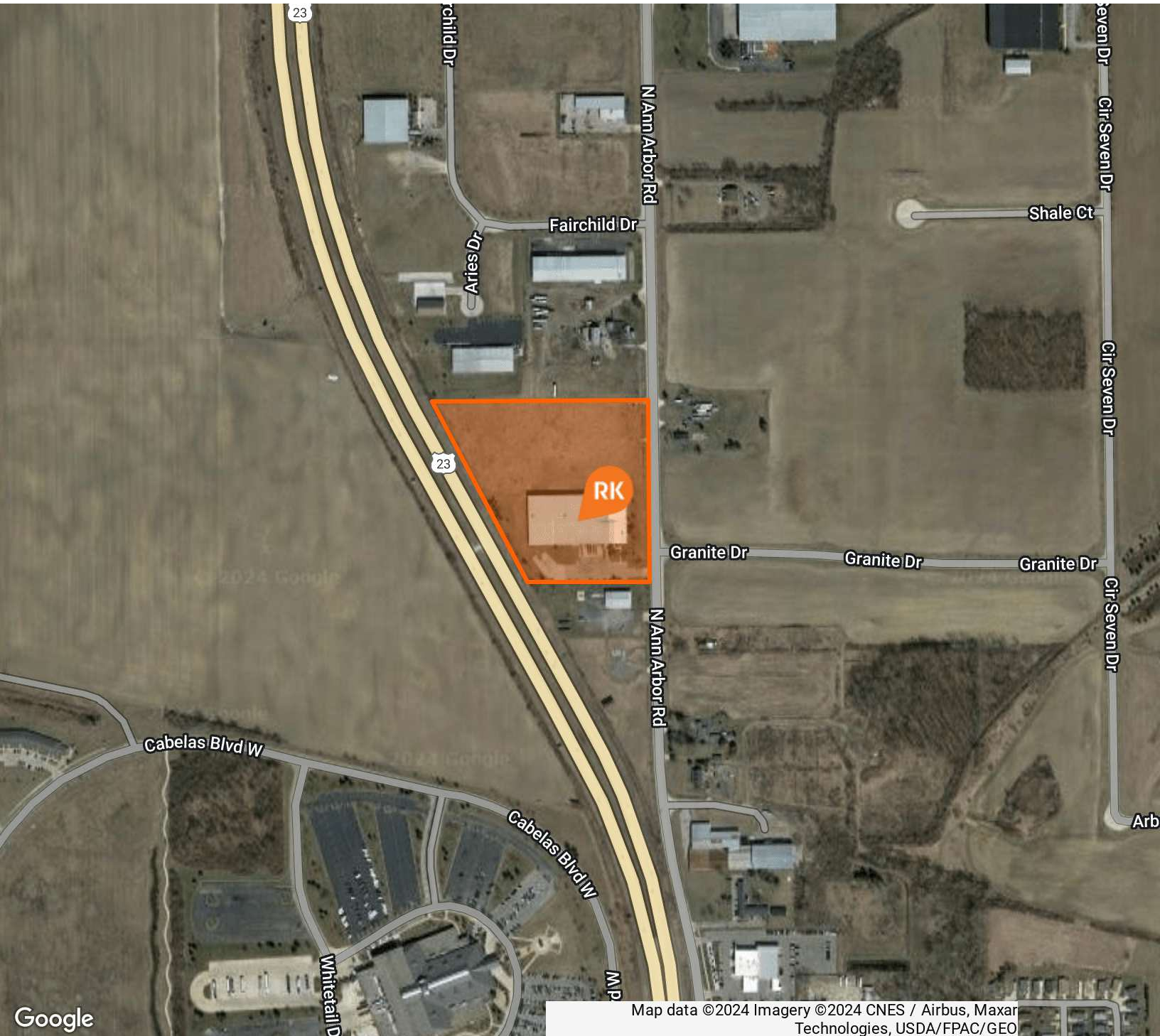
Demographics data derived from AlphaMap

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