



For Lease | Industrial

Property Highlights

8211 Decatur Street | Detroit, MI

- 113,242 SF
 - 111,242 SF of Warehouse
 - 2,000 SF of Office
- 14' Clear Ceiling Height
- Six (6) 9' x 9' Exterior Docks
Three (3) 9' x 10' Exterior Docks
- One (1) 10' x 10' Drive-In Door
One (1) 12' x 13' Drive-In Door
- Sixteen (16) Trailer Parking Spaces
(Additional Trailer Parking Possible)
- 60' x 40' Bays
- Existing Interior Rail Spur Could Be Reactivated
- Zoned M4 (Intensive Industrial District)

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PROPERTY SPECS

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Gross SF:	113,242
Office SF:	2,000
Warehouse SF:	111,242
Year Built:	1950
Construction:	Block
Floors:	6" Reinforced
Roof:	Newer
Ceiling Height:	14' Clear
Drive-In Doors:	One (1) 10' x 10' One (1) 12' x 13'
Exterior Docks:	Six (6) 9' x 9' Three (3) 9' x 10'
Bay Size:	60' x 40'
Fixtures:	T-5 Energy Efficient
Heating:	Cambridge Air Rotation
Sprinklers:	Yes
Buss Duct:	No
Railroad:	Possible (Existing Interior Rail Spur Could Be Reactivated)
Parking:	45 Spaces
Parcel Id:	22-001936-001
Acreage:	6.06
Zoning:	M4 (Intensive Industrial District)
Crossroads:	Joy Road / Schaefer Highway



Financials

Lease Rate:	\$4.95/SF NNN
Property Taxes:	\$0.72/SF (Est.)
Insurance:	\$0.17/SF (Est.)
Water, Sewer and Drainage:	\$0.41/SF (Est.)
CAM & Utilities:	Contracted by Tenant Directly

PROPERTY PHOTOS

For Lease | Industrial

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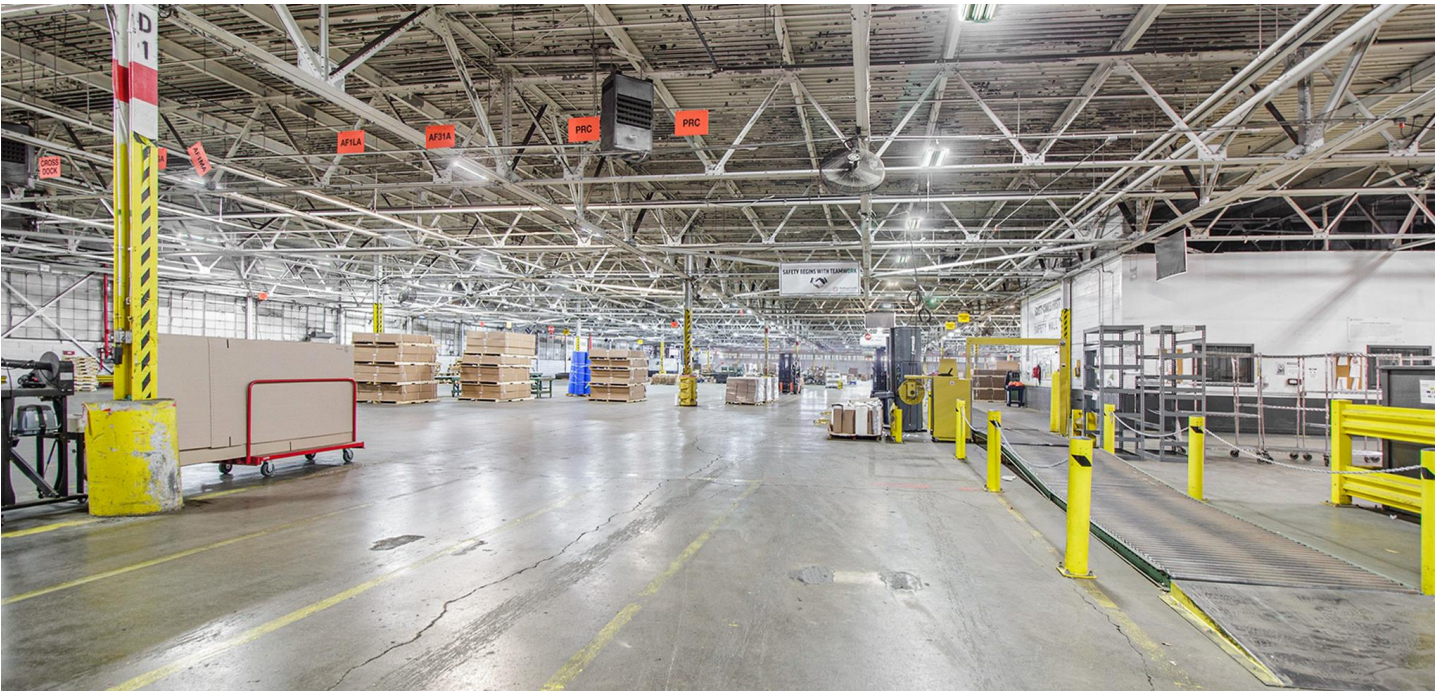


Trailer Lot

PROPERTY PHOTOS

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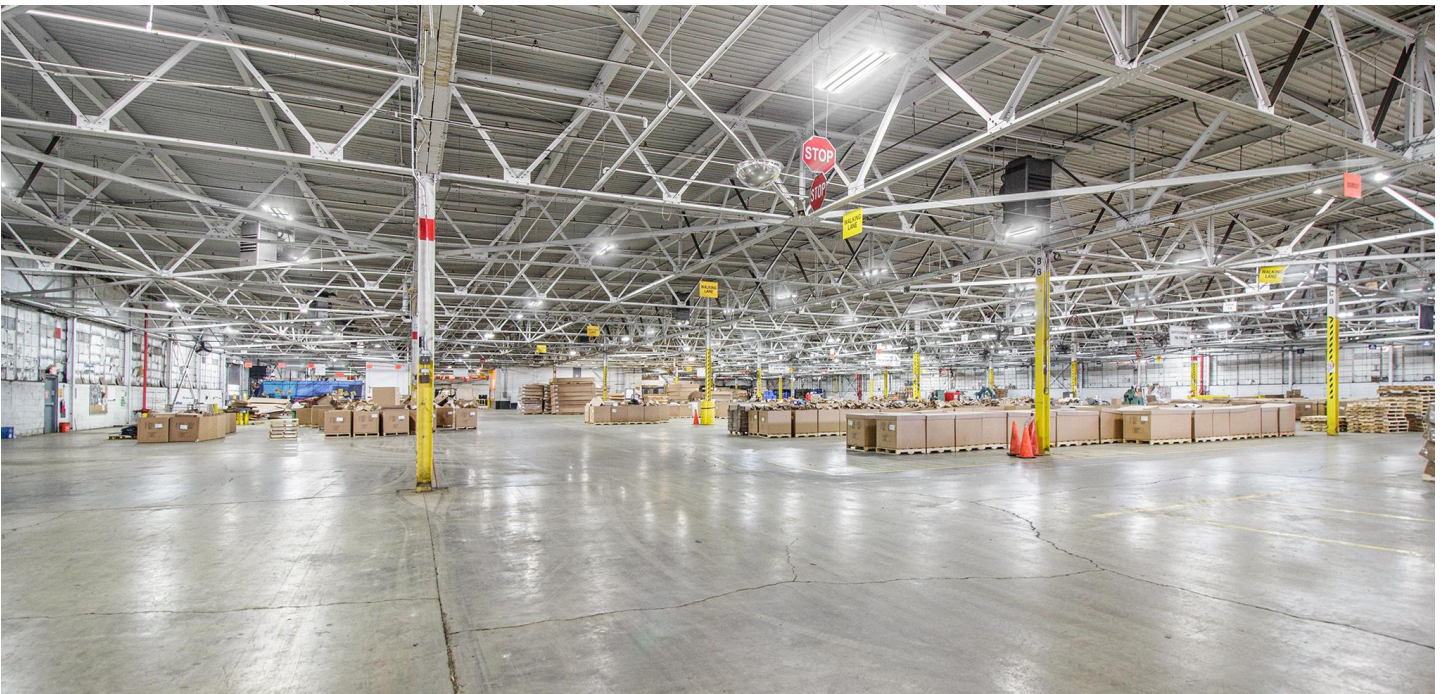
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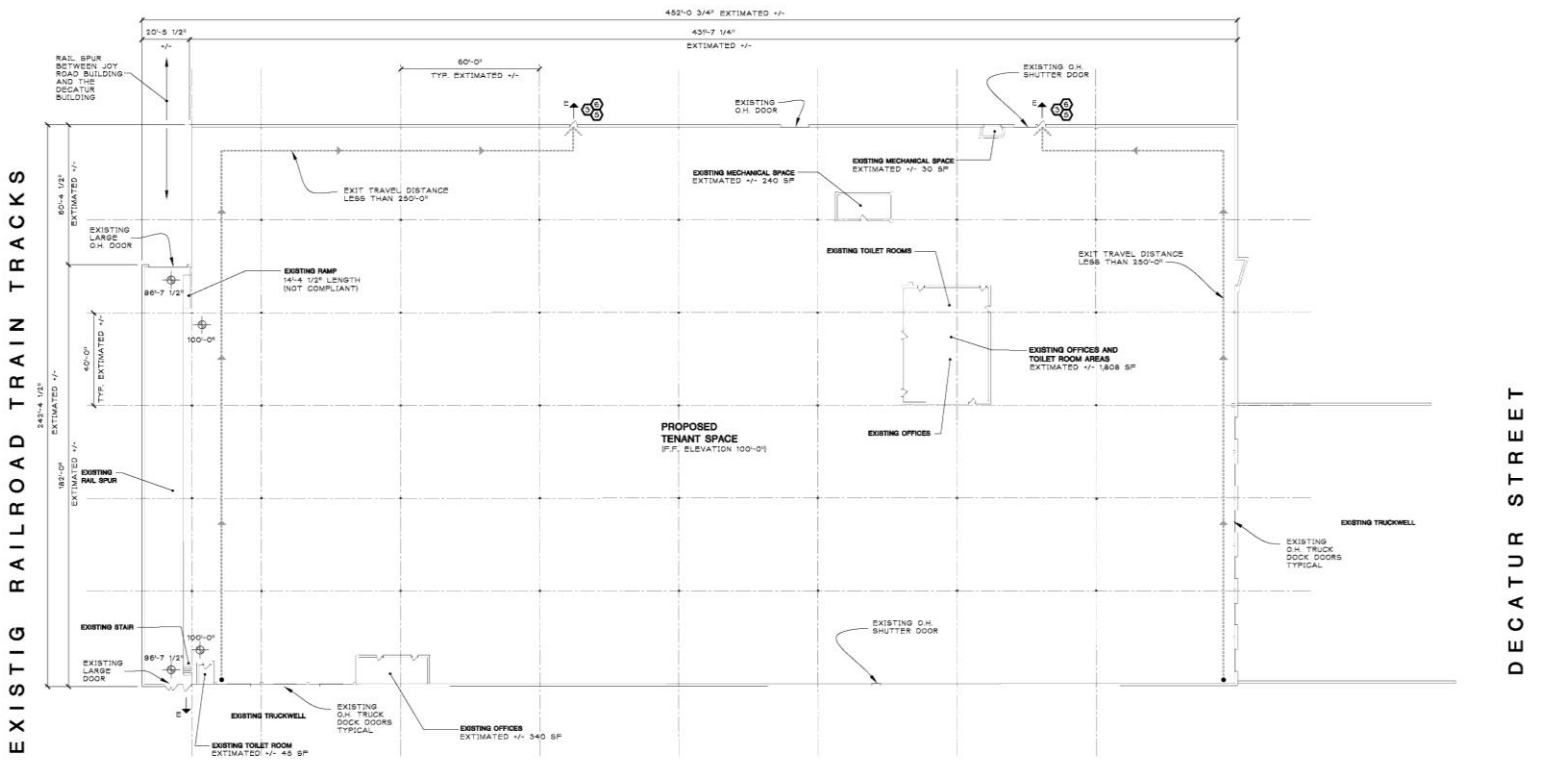
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FLOOR PLAN

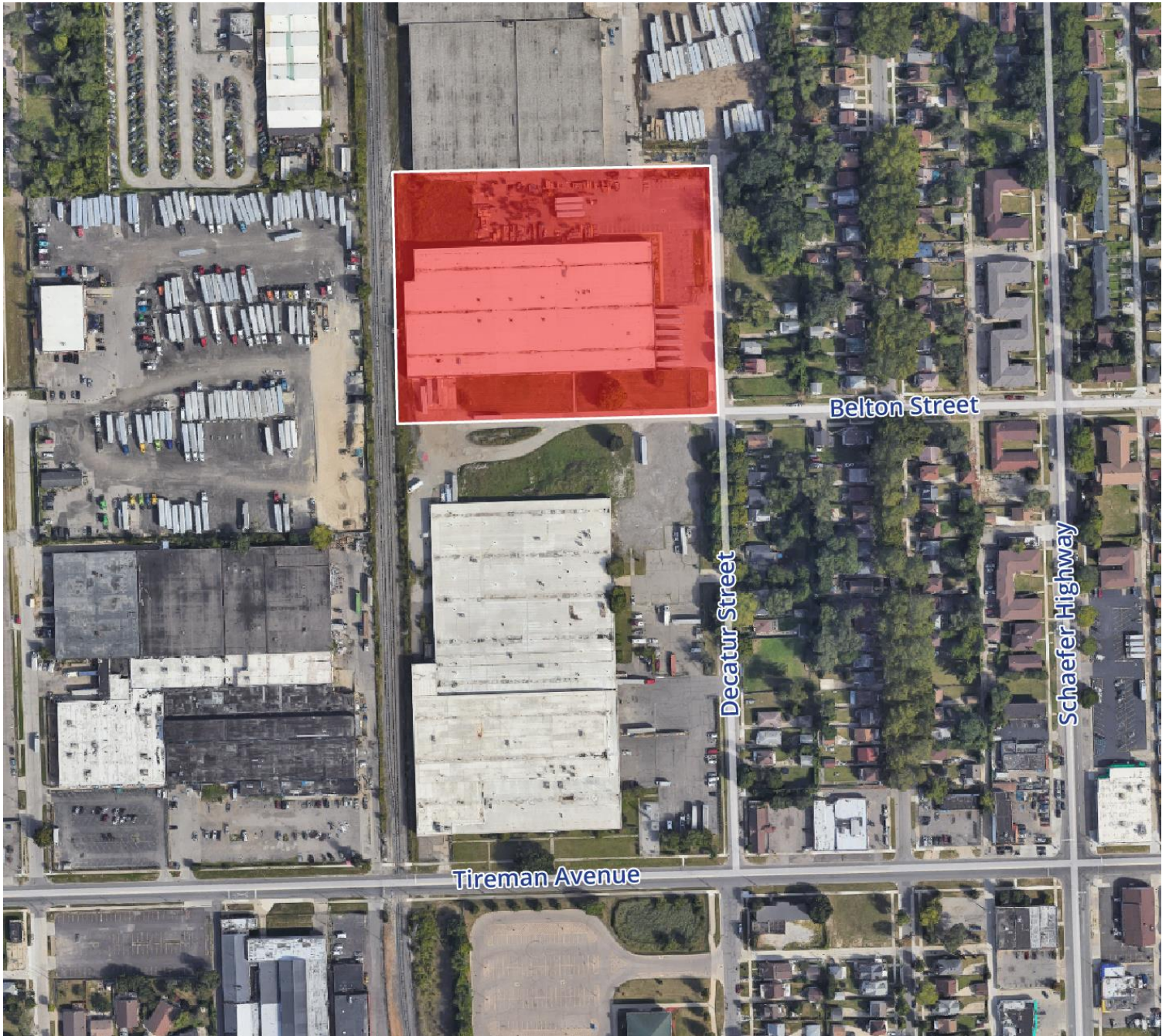
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AERIAL

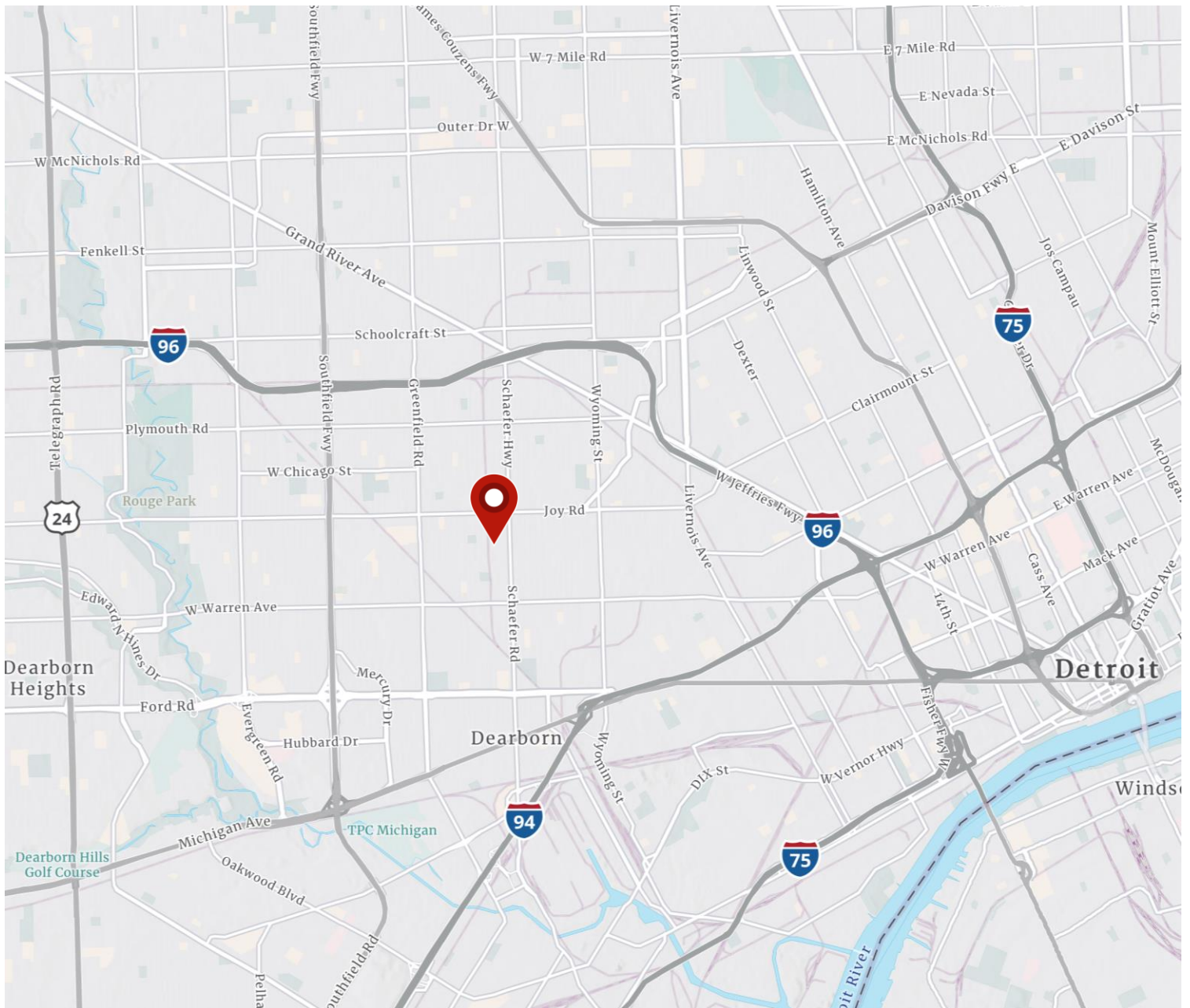
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LOCATION MAP

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