

FOR SALE OR LEASE

schostak
BROTHERS & COMPANY



13901 Joy Road, Detroit, MI

448,642 SF of Industrial Space Available on 20.83 Acres

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PROPERTY HIGHLIGHTS

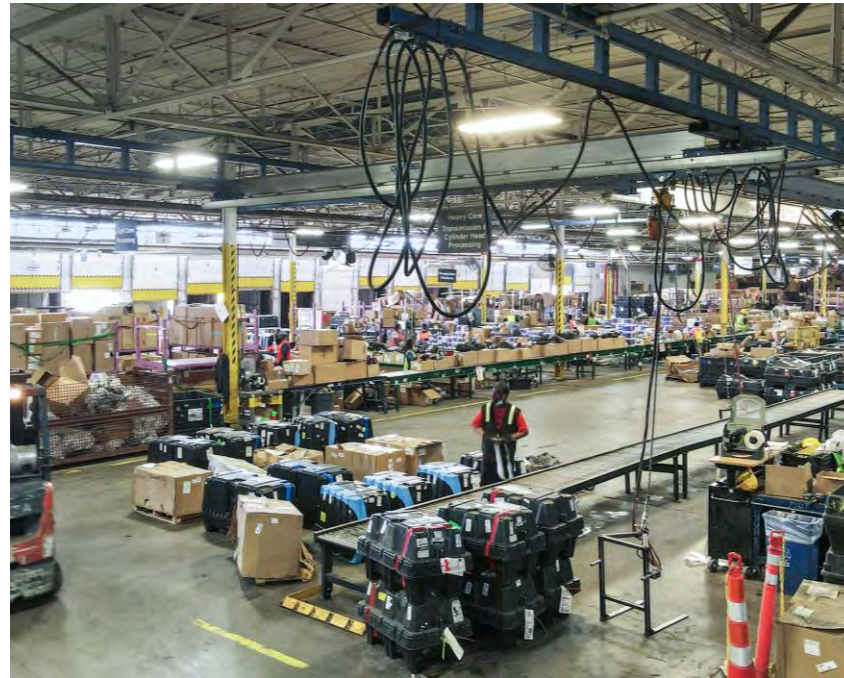
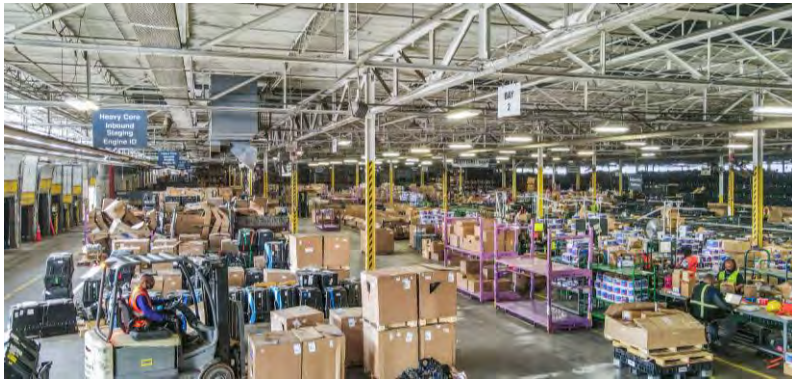
LEASE RATE: \$4.65/SF/YR NNN

ESTIMATED OPEX: \$1.35/SF

SALE PRICE: TBD

- 448,642 Total SF
- Approximately 5,000 SF of Office Space
- 54 Exterior Truck Docks
- Three (3) Grade Level Doors
- 16' – 18' Clear Height
- Brand New Electrical Service, 277/480V/4,000A Capacity Designed to Expand to 6,000A, if Required
- ESFR Fire Suppression
- New EPDM Ballasted Roof Installed in 2018
- Rail Served (CSX)
- Sites on 20.83 Acres
- Trailer Parking: Approximately 175 – 200 Spaces
- Excellent Condition
- Proximity to I-94/I-96/M-39 & M-10 Interchanges
- Short Term Lease Possible





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Building Sections

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EXISTING RAILROAD TRAIN TRACKS



Section C 101,889 SF

- Loading docks: to suit
- Includes restrooms

Section B 221,157 SF

- Loading Docks: 44
- 2,848 SF of office, restrooms, and locker room space

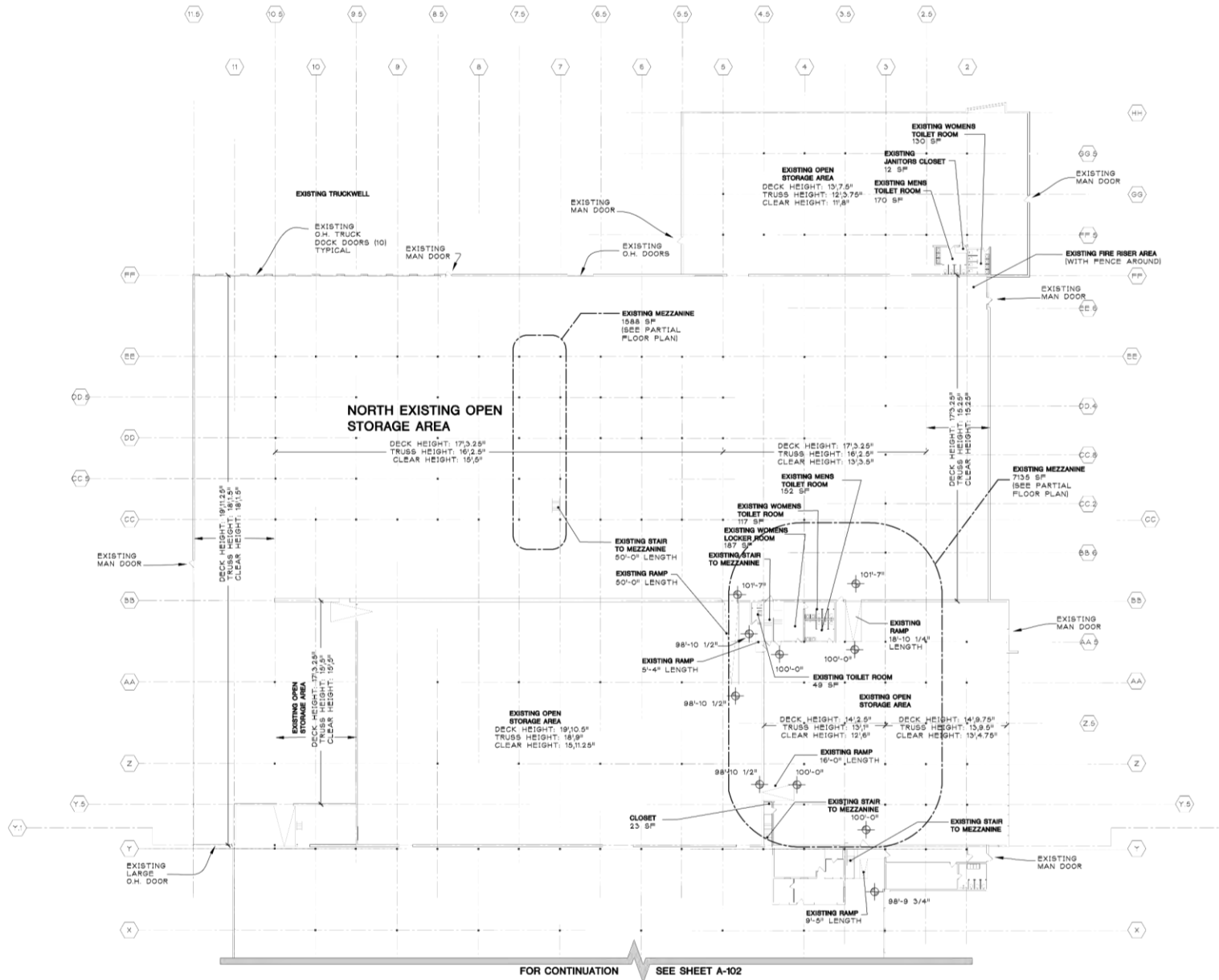
Section A 125,596 SF

- Loading Docks: 10
- Includes locker rooms & two sets of restrooms

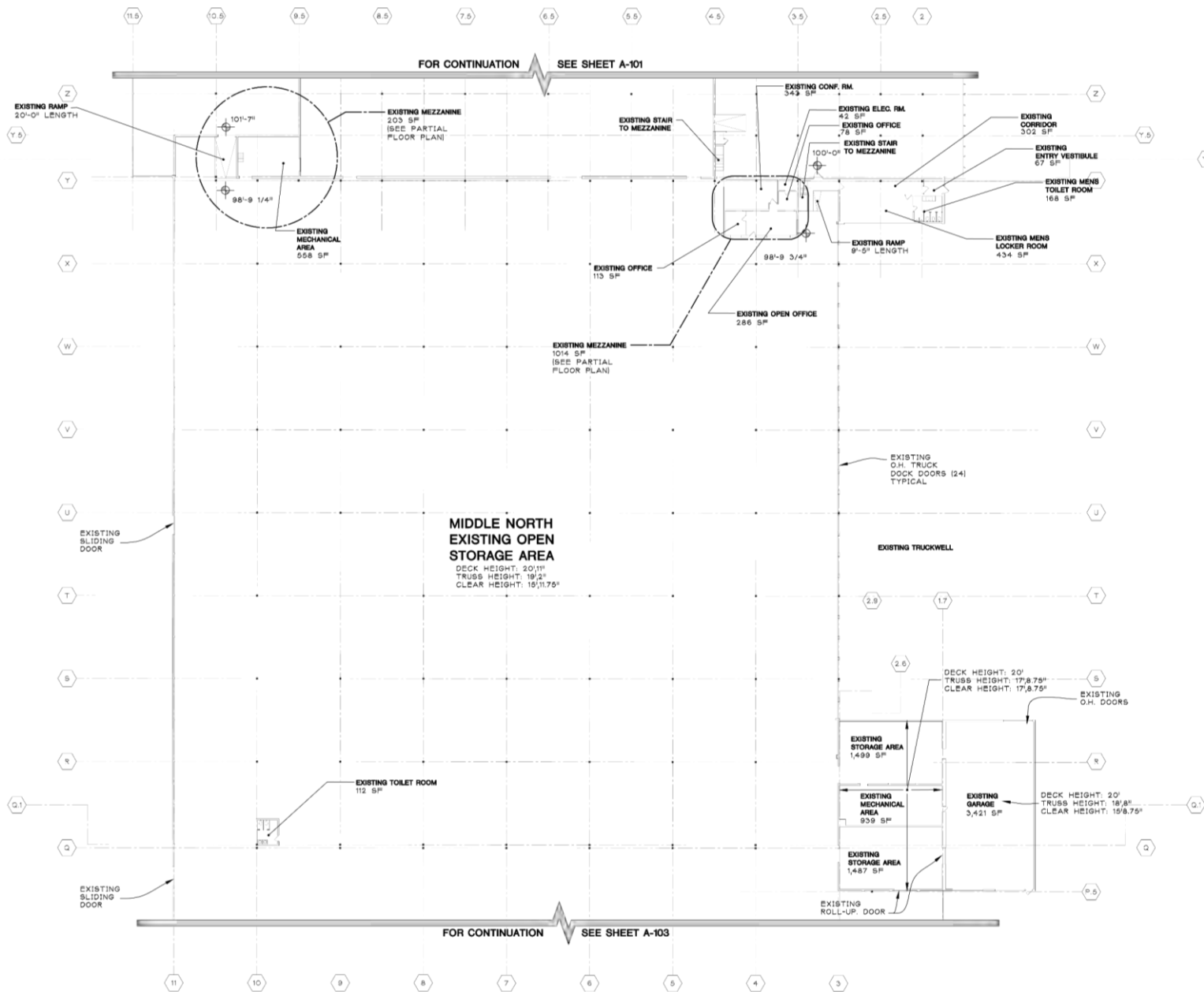
Floor Plan

448,642 SF of Industrial Space Available



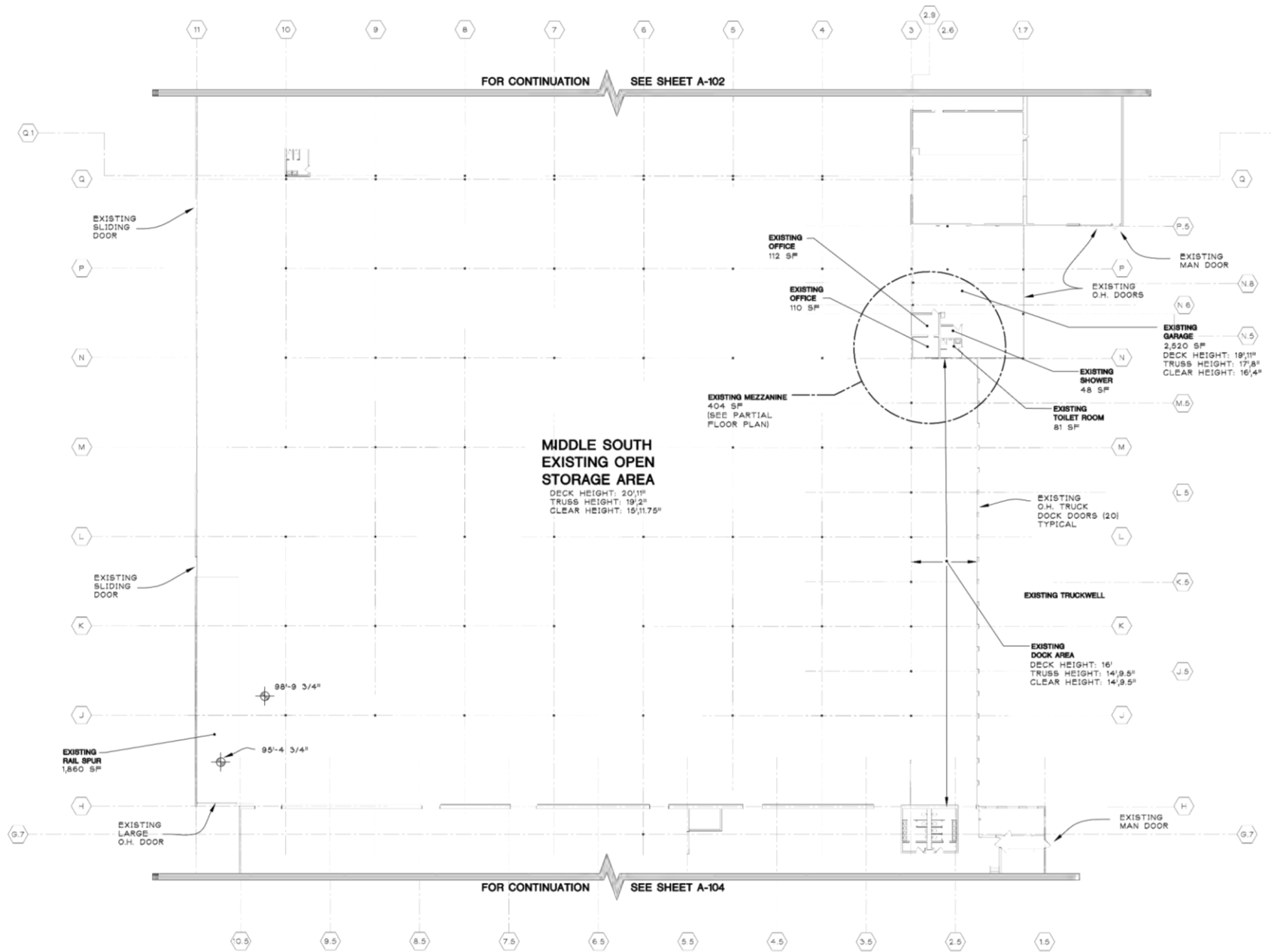


Section A Partial Floor Plan



Section B North Half Partial Floor Plan





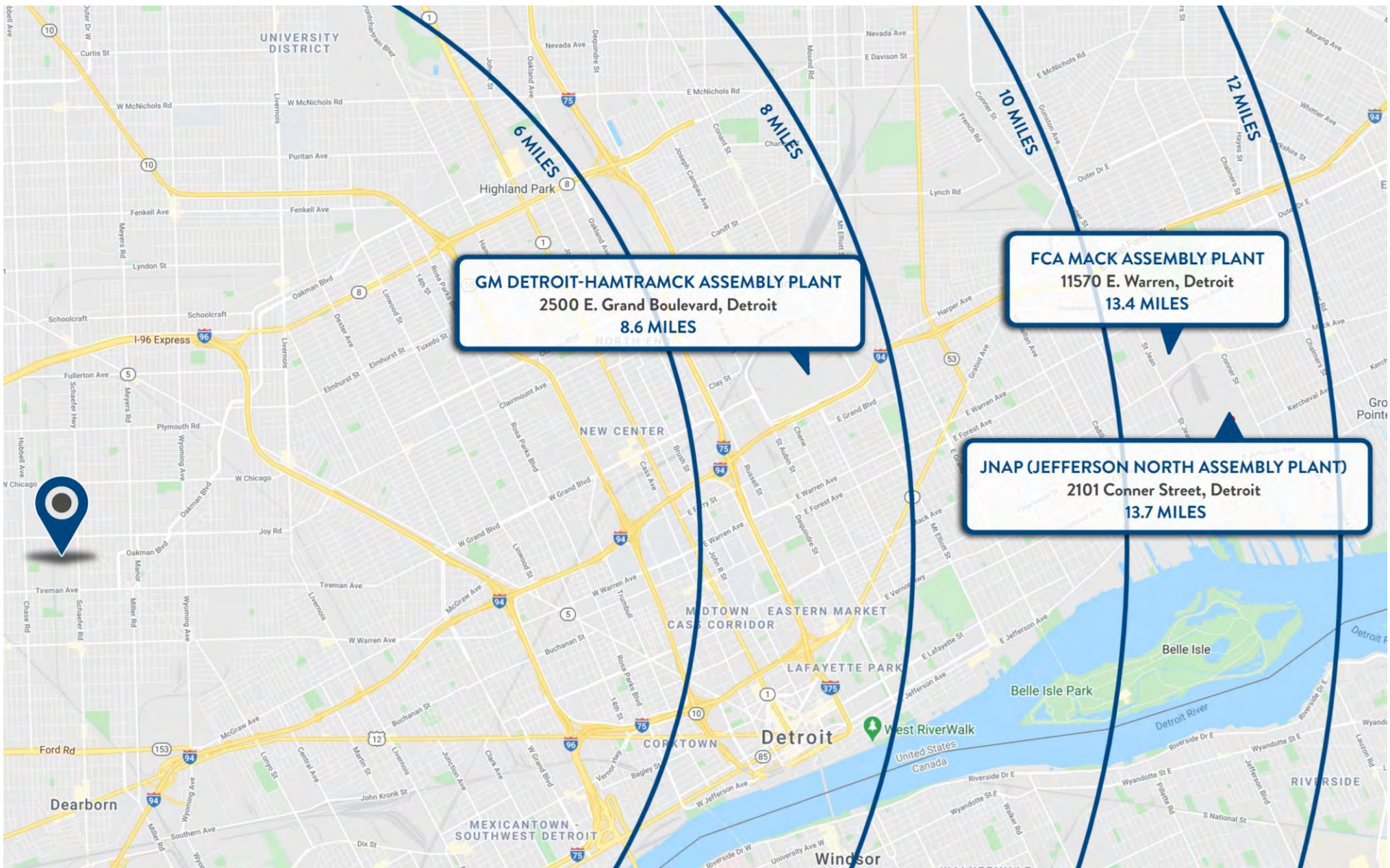
Section B South Half Partial Floor Plan





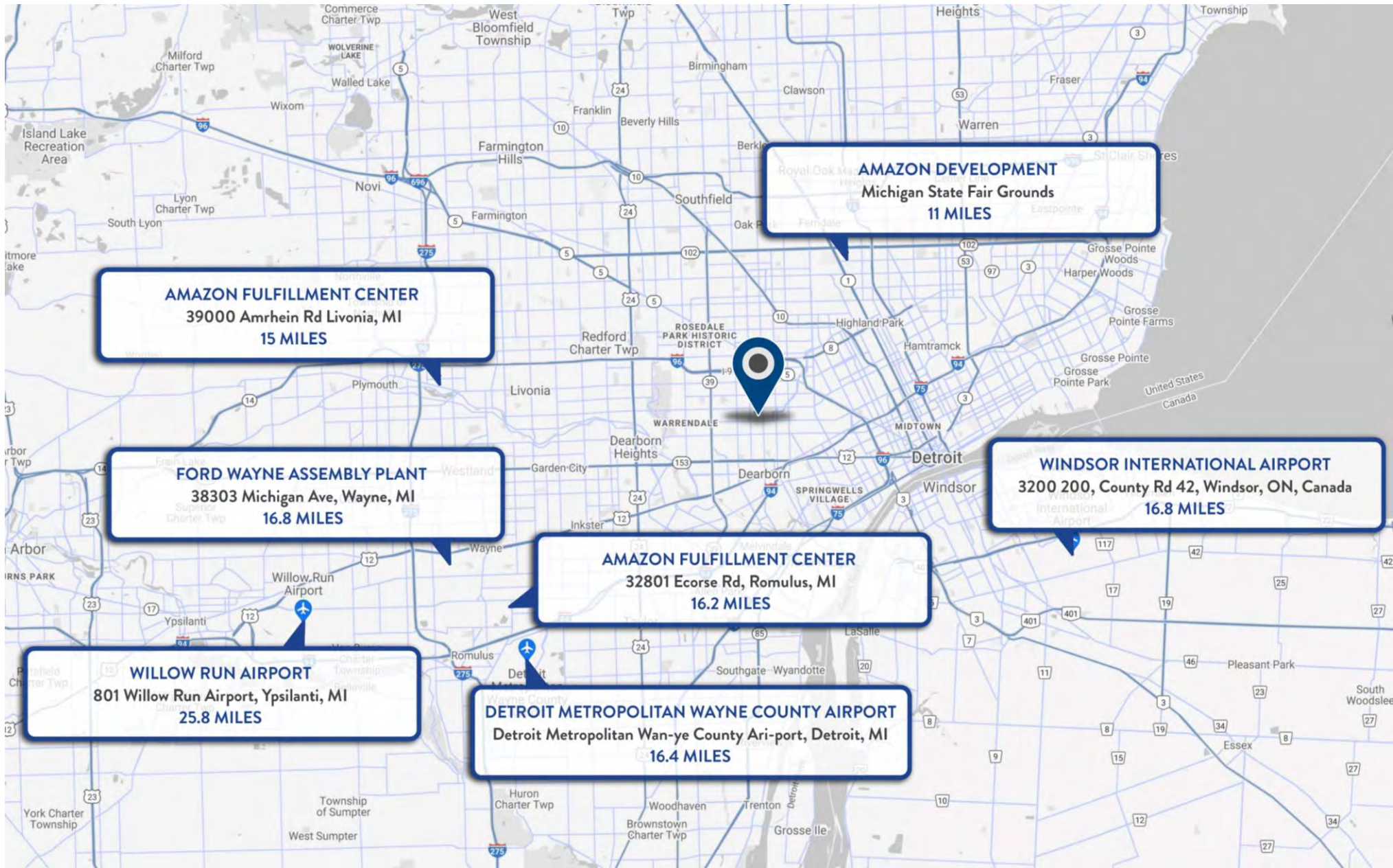
Rail Access





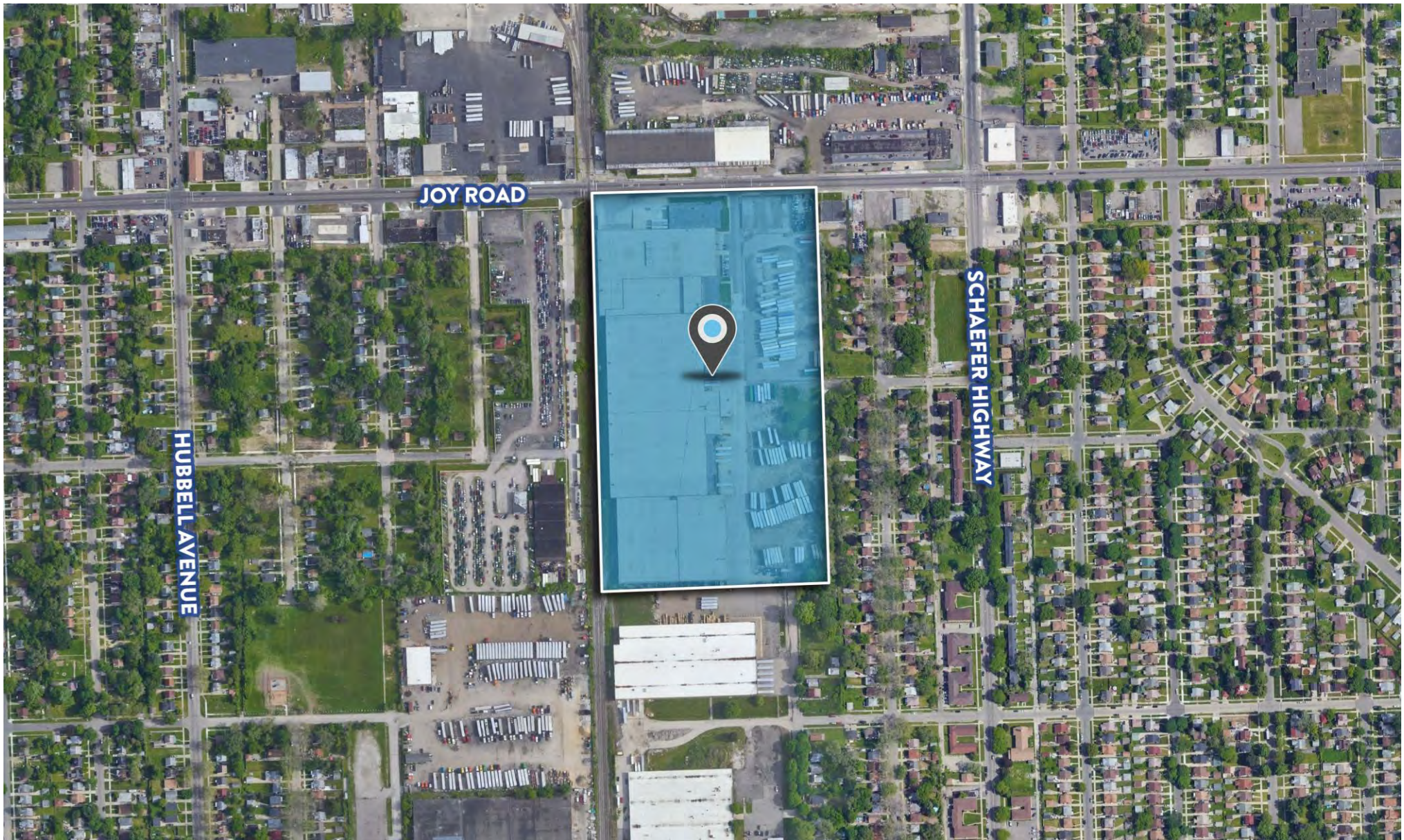
Nearby Assembly Plants





Drive Time Map





We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

Aerial Map

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