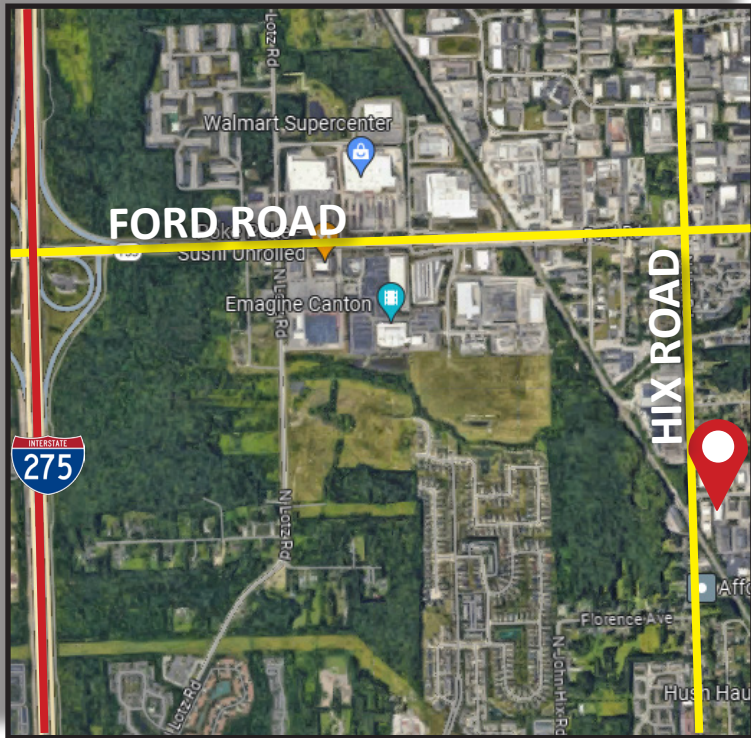




# FOR LEASE

38353 Abruzzi Drive  
Westland, MI 48185  
14,112 Square Feet



- Exceptionally Clean Well Maintained Building
- One (1) Truckwell and One 12'x14' Grade Level Door
- Quick Access to Ford Road and I-275 Interchange
- 3 Phase 240V Upgraded Power
- Occupancy January 1, 2025 Possibly Sooner
- \$7.95 Per Square Foot NNN

## Burger & Company

**Nicolo Burger, CCIM**  
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**Jack Bushart**  
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Cell: 734.890.4609  
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www.burgercollc.com  
38345 W. 10 Mile Road, Suite 100  
Farmington Hills, MI 48335

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Westland, MI 48185



## BUILDING SPECIFICATIONS

<b>Location</b>	Near Ford Road/Hix Road	<b>Total Building Square Feet</b>	14,112 SF
<b>County</b>	Wayne County	<b>Office Square Feet</b>	2,400 SF
<b>Zoning</b>	I-1 Light Industrial	<b>Warehouse Square Feet</b>	11,712 SF
<b>Lot Size</b>	.85 Acres	<b>Year Built</b>	1986
<b>Construction</b>	Brick/Block	<b>Grade Level Doors</b>	(1) 12'x14'
<b>Clear Height</b>	16'	<b>Dock Doors</b>	(1)
<b>Cranes</b>	No	<b>Power</b>	3 Phase 240V
<b>Lighting</b>	LED	<b>Sprinklers</b>	Yes
<b>Heating</b>	Gas Forced Air	<b>Signage</b>	Yes
<b>Warehouse A/C</b>	No	<b>Restrooms</b>	Four (4)
<b>Buss Duct</b>	No	<b>Freestanding</b>	Yes
<b>Parking</b>	15-20 Spaces	<b>Property Taxes</b>	\$1.38 PSF

### Description

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- Quick Access to Ford Road and I-275 Interchange
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<b>Lease Rate</b>	\$7.95 PSF
<b>Monthly</b>	\$9,350.00
<b>Lease Type</b>	Triple Net
<b>Availability</b>	January 1, 2025 Possibly Sooner

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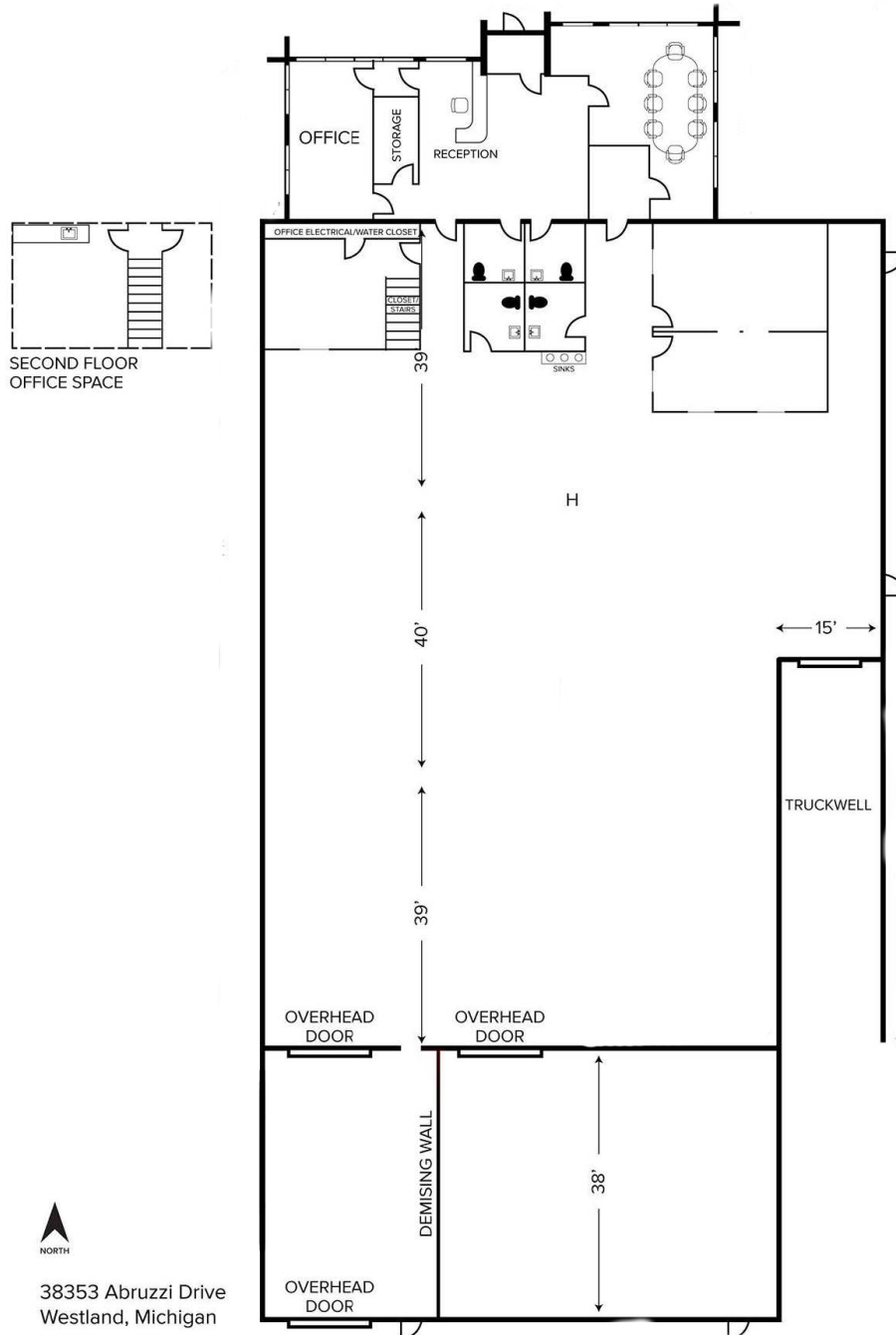
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## FLOOR PLAN



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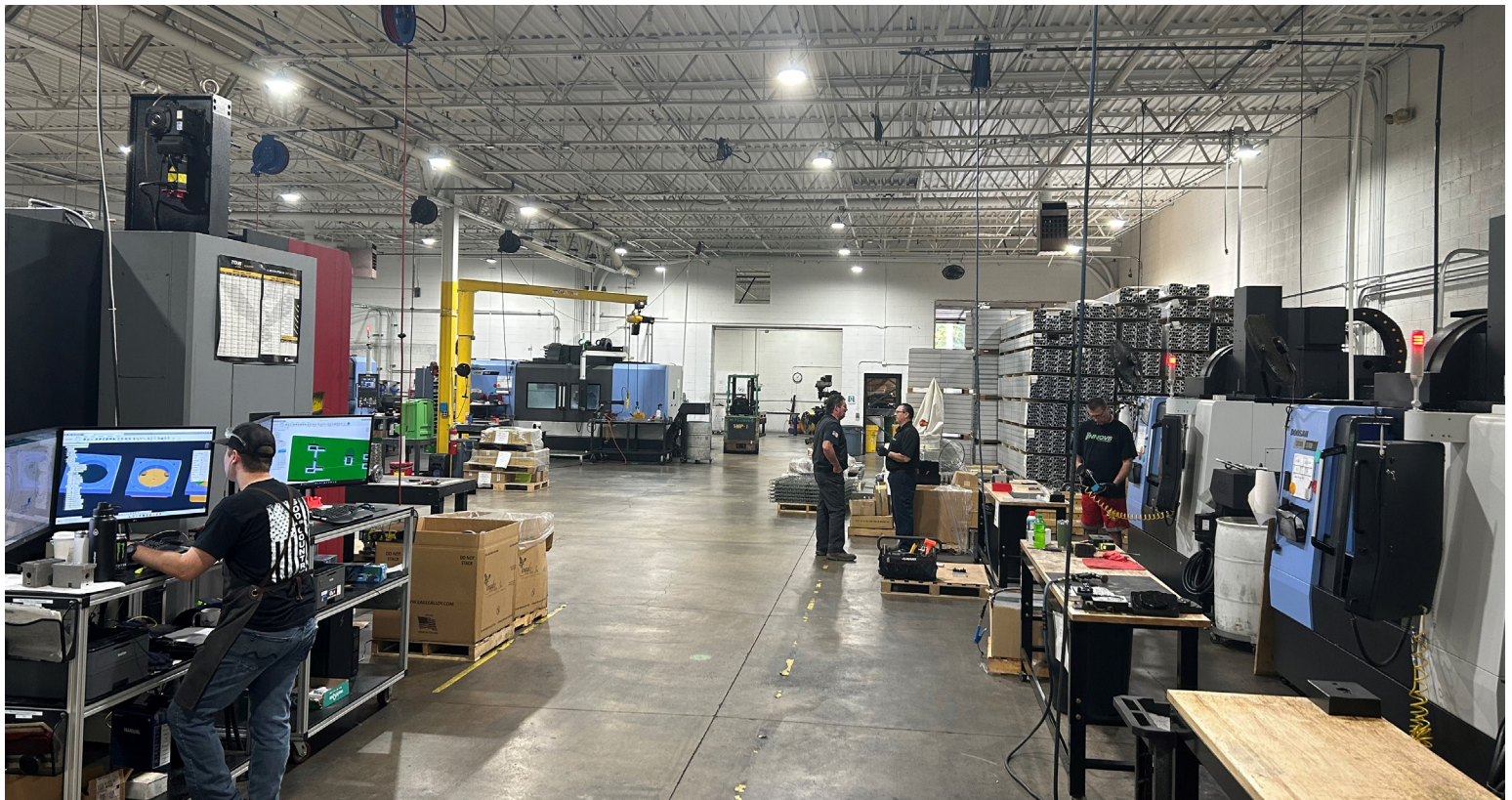
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## WAREHOUSE



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## OFFICE



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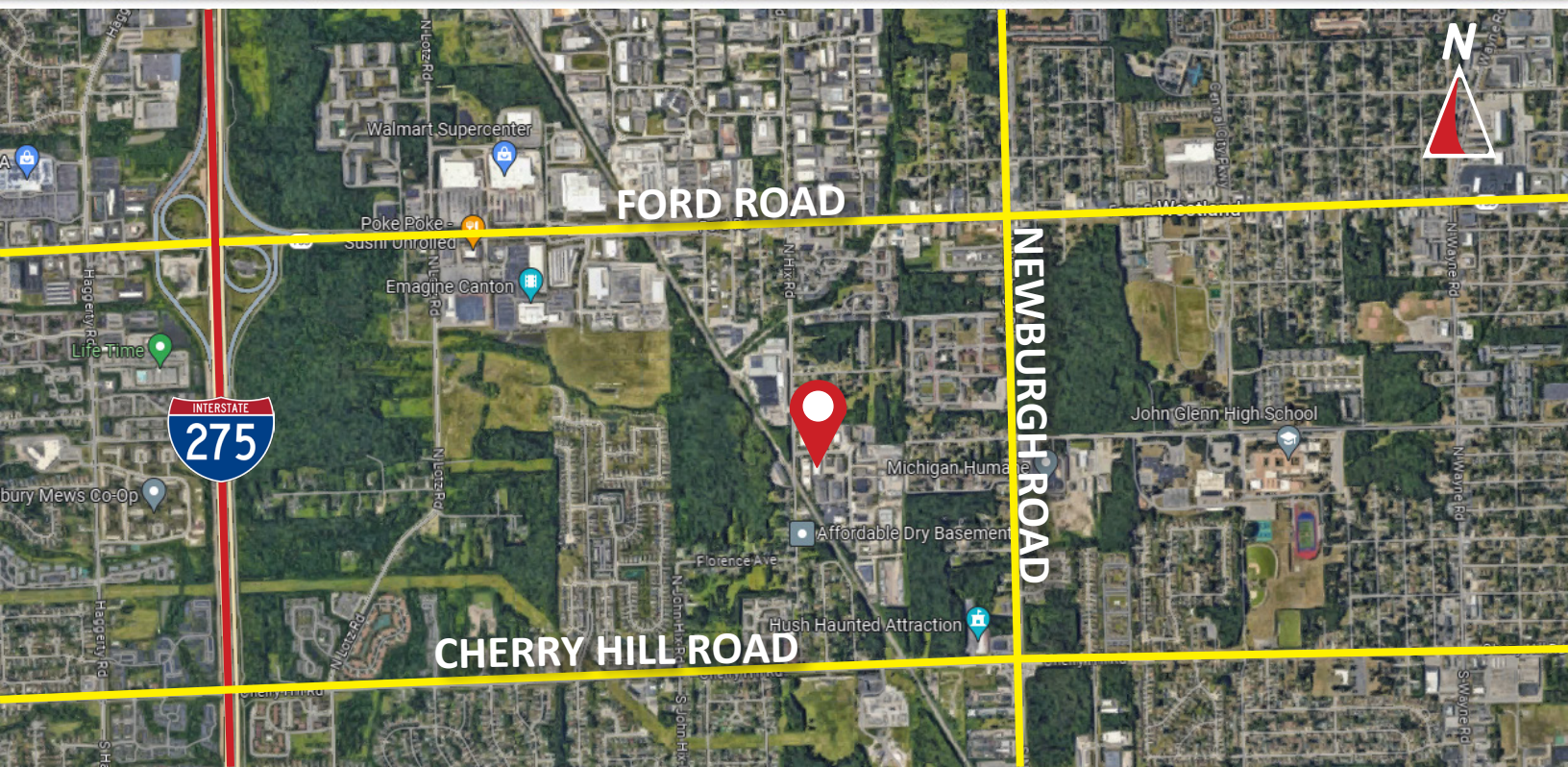
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## AERIALS



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& COMPANY

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