

FOR SALE OR LEASE | CLASS 'A' INDUSTRIAL

2221-2241 BELLEVUE STREET



2221-2241 BELLEVUE STREET DETROIT, MI 48207

PROPERTY HIGHLIGHTS:

- 45,000 SF Class 'A' for sale
- 25,000 SF available for lease
- Heavy crane building
- 14-60' clear height
- Sale Price \$3,050,000 (\$67.77/SF)
- Completely renovated in 2020 for \$1,050,000
- New radiant heat in shop, new furnace in office
- Extensive concrete repairs, all new LED lights inside and out, all new windows

The information provided herein along with any attachment(s) was obtained from sources believed to be reliable, however, Friedman Real Estate makes no guarantees, warranties, or representations as to the completeness or accuracy of such information and legal counsel is advised. All information provided is subject to verification and no liability for reliance on such information or errors or omissions is assumed. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2024 Friedman Real Estate. All rights reserved.

FOR MORE INFORMATION PLEASE CONTACT:



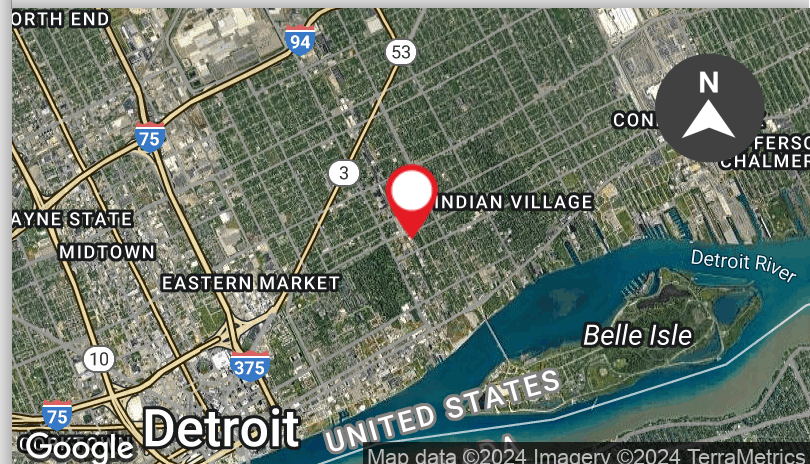
BRUCE A. MORRISON
Senior Vice President, Investment Sales
bruce.morrison@freg.com



RYAN STIPP
Senior Associate, Brokerage Services
ryan.stipp@freg.com

586.243.4260

eCODE 191



2221-2241 BELLEVUE STREET | INDUSTRIAL PROPERTY **INFORMATION**

HIGHLIGHTS

Building SF	45,000 SF
County:	Wayne
Cross Streets:	E Vernor Hwy and Bellevue St.

SITE

Land (acres):	2.02
Parcel Number:	15-013271
Zoning:	M-4

PRICING & AVAILABILITY

Sale Price:	\$3,050,000 (67.77/SF)
Taxes:	\$11,655 (2022)
Lease Rate:	\$6.00 SF/yr (NNN)
Lease Space Available:	5,000 SF - 25,000 SF

BUILDING INFORMATION

Type:	Industrial
Year Built:	1915
Year Renovated:	2021
Stories:	1
Roof Type:	Carlisle Roof (2019)
Lighting:	LED Lights
Heating:	Radiant in shop/Furnace in office
Clear Height:	14'-60'
Cranes:	(1) 5-Ton (1) 25-Ton (1) 50-Ton
# Grade Level Doors:	2

FOR MORE INFORMATION **PLEASE CONTACT:**



BRUCE A. MORRISON
bruce.morrison@freg.com



RYAN STIPP
ryan.stipp@freg.com

2221-2241 BELLEVUE STREET | INDUSTRIAL LOCATION **OVERVIEW**



FOR MORE INFORMATION **PLEASE CONTACT:**

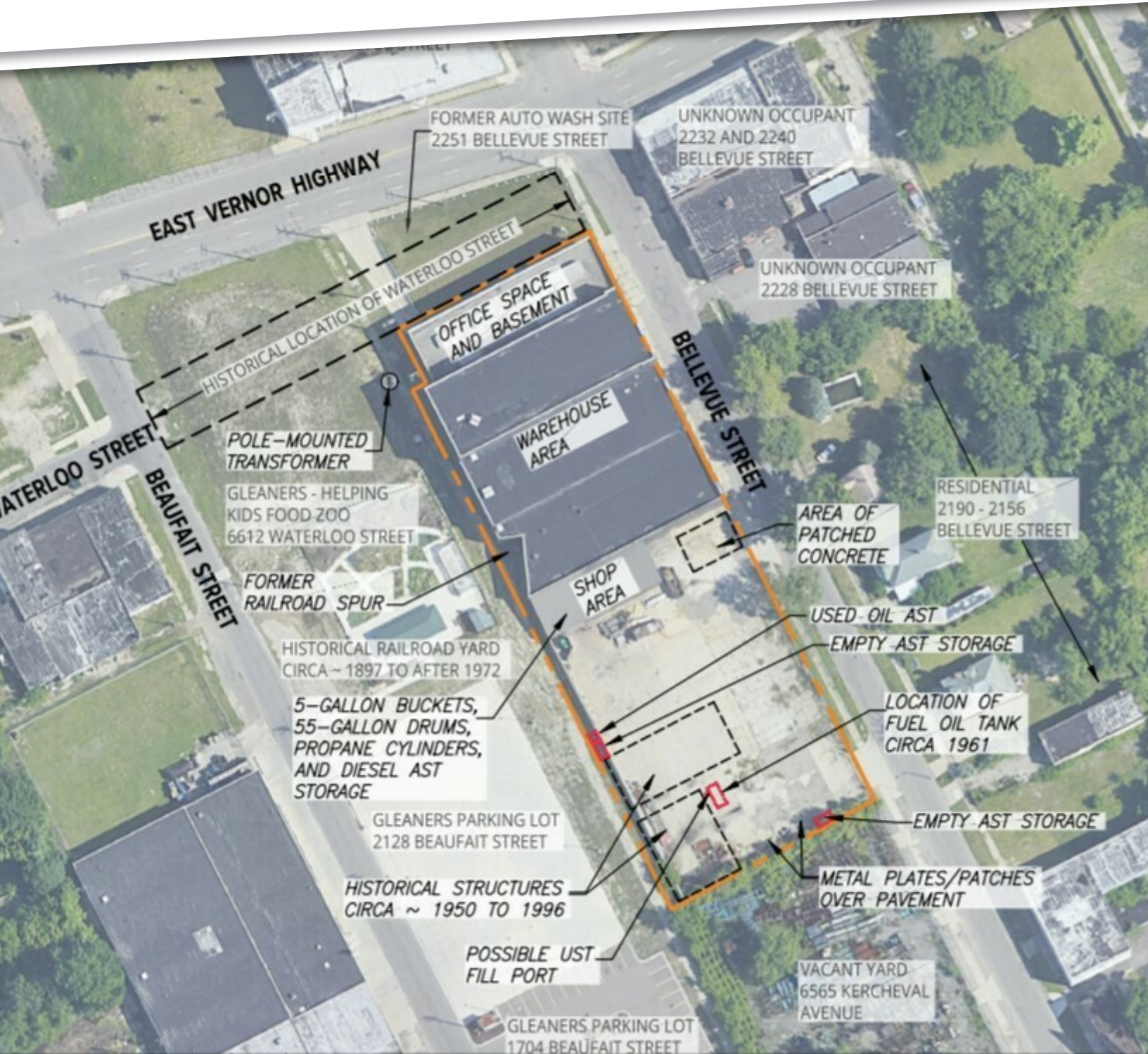


BRUCE A. MORRISON
bruce.morrison@freg.com

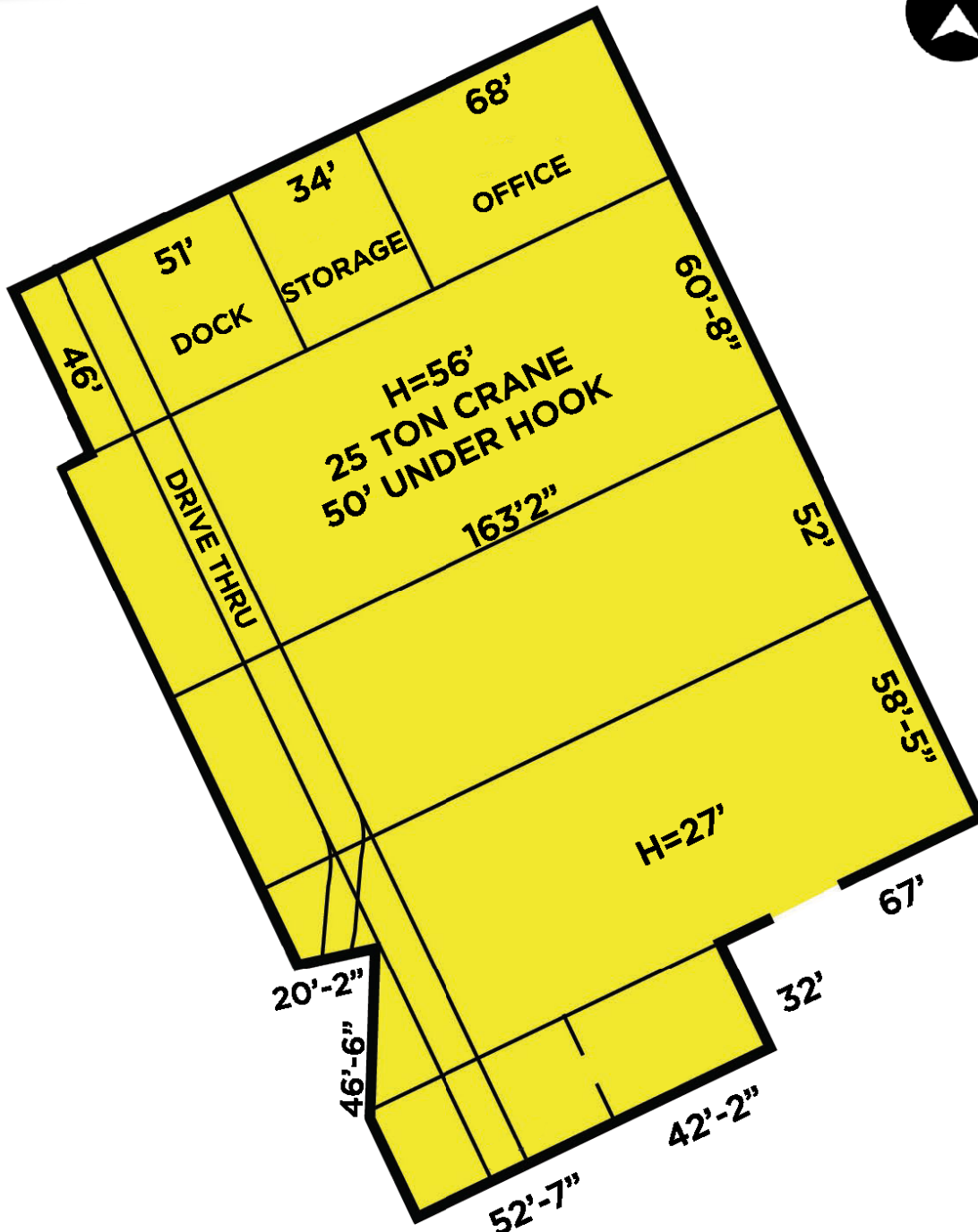


RYAN STIPP
ryan.stipp@freg.com

2221-2241 BELLEVUE STREET | INDUSTRIAL SITE PLAN



2221-2241 BELLEVUE STREET | INDUSTRIAL
PROPERTY **FLOOR PLAN**



2221-2241 BELLEVUE STREET | INDUSTRIAL PROPERTY **PHOTOS**



FOR MORE INFORMATION **PLEASE CONTACT:**



BRUCE A. MORRISON
bruce.morrison@freg.com



RYAN STIPP
ryan.stipp@freg.com

2221-2241 BELLEVUE STREET | INDUSTRIAL PROPERTY **PHOTOS**



2221-2241 BELLEVUE STREET | INDUSTRIAL PROPERTY **PHOTOS**



FOR MORE INFORMATION **PLEASE CONTACT:**



BRUCE A. MORRISON
bruce.morrison@freg.com



RYAN STIPP
ryan.stipp@freg.com