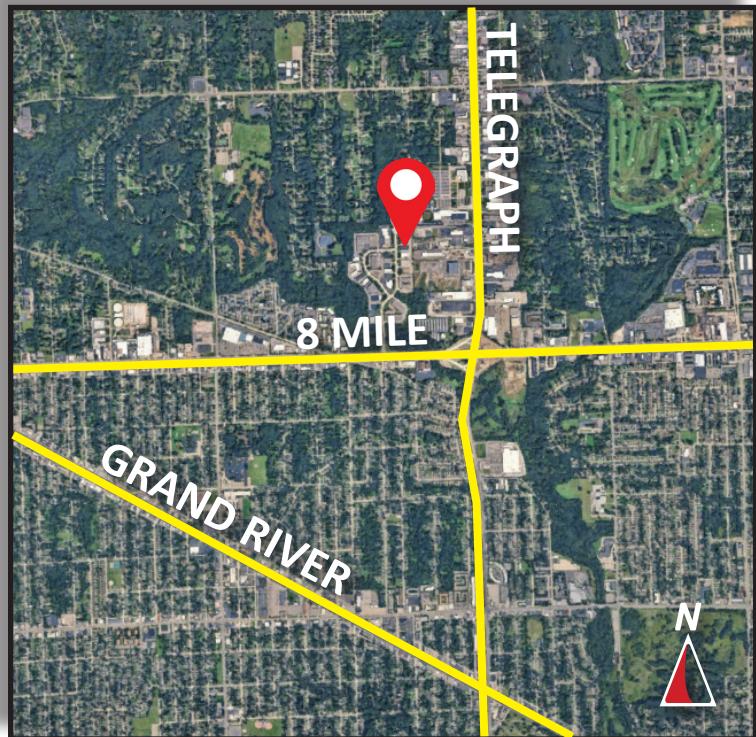


FOR SALE

21444-21448 Bridge Street
Southfield, Michigan
11,920 Square Feet



Sale Can Include
Food Processing and
Manufacturing Equipment



- Centralized location with easy access to 8 Mile, Telegraph and M-5
- 11,920 SF free standing building with User / Investor potential for duplex
- 16'5" clear height
- (2) 12'x14' grade level doors
- 25 parking spots
- Real Estate and Equipment Asking Price: \$1,499,000.00 (Includes equipment per attached itemized list)
- Real Estate Asking Price: \$1,250,000.00

Burger & Company

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Farmington Hills, MI 48335

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.

FOR SALE

21444-21448 Bridge Street
Southfield, MI 48033

BUILDING SPECIFICATIONS



Location	8 Mile & Telegraph	Total Building Square Feet	11,920 SF
Parcel	24-32-401-042	Square Feet Available	11,920 SF
County	Oakland	Office Square Feet	2,000 SF
Zoning	I-L (Light Industrial)	Warehouse Square Feet	9,920 SF
Lot Size	.81 Acres	Year Built	1984

Construction	Brick/Block	Roof	Rubber Membrane
Clear Height	16'5"	Grade Level Doors	Two (2) 12'x14'
Cranes	No	Power	3 Phase 240V (to be verified)
Lighting	Flourescent	Sprinklers	No
Heating	Gas Forced Air	Signage	Yes
Parking	25	Restrooms	Yes
Property Taxes	\$20,942.08 (2024)	Freestanding	Yes

Description

- Centralized location with easy access to 8 Mile, Telegraph and M-5
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- (2) 12'x14' grade level doors
- 25 parking spots

Real Estate Asking Price	\$1,250,000.00
Real Estate & Equipment Asking Price	\$1,499,000.00
Terms	Cash
Availability	Immediate

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FOOD PRODUCTION EQUIPMENT

Summary

- Rheon Extruder (Automated Calzone/Pierogi/Pasta Production Machine)
- (East) 20'x72' Walk-In Refrigerator and 20'x12' Walk-In Freezer
- (West) 24'x12' Walk-In Refrigerator and 24'x12' Walk-In Freezer
- Two Commercial (2) Pizza Ovens
- Commercial Hood (28') With Fire Suppression
- Fourteen (14) Commercial Convection Ovens
- Packaging Machine (C-Series, Excel Packaging)
- Commercial Cheese Grater
- General Kitchen Supplies, i.e. Racking, Pots, Pans



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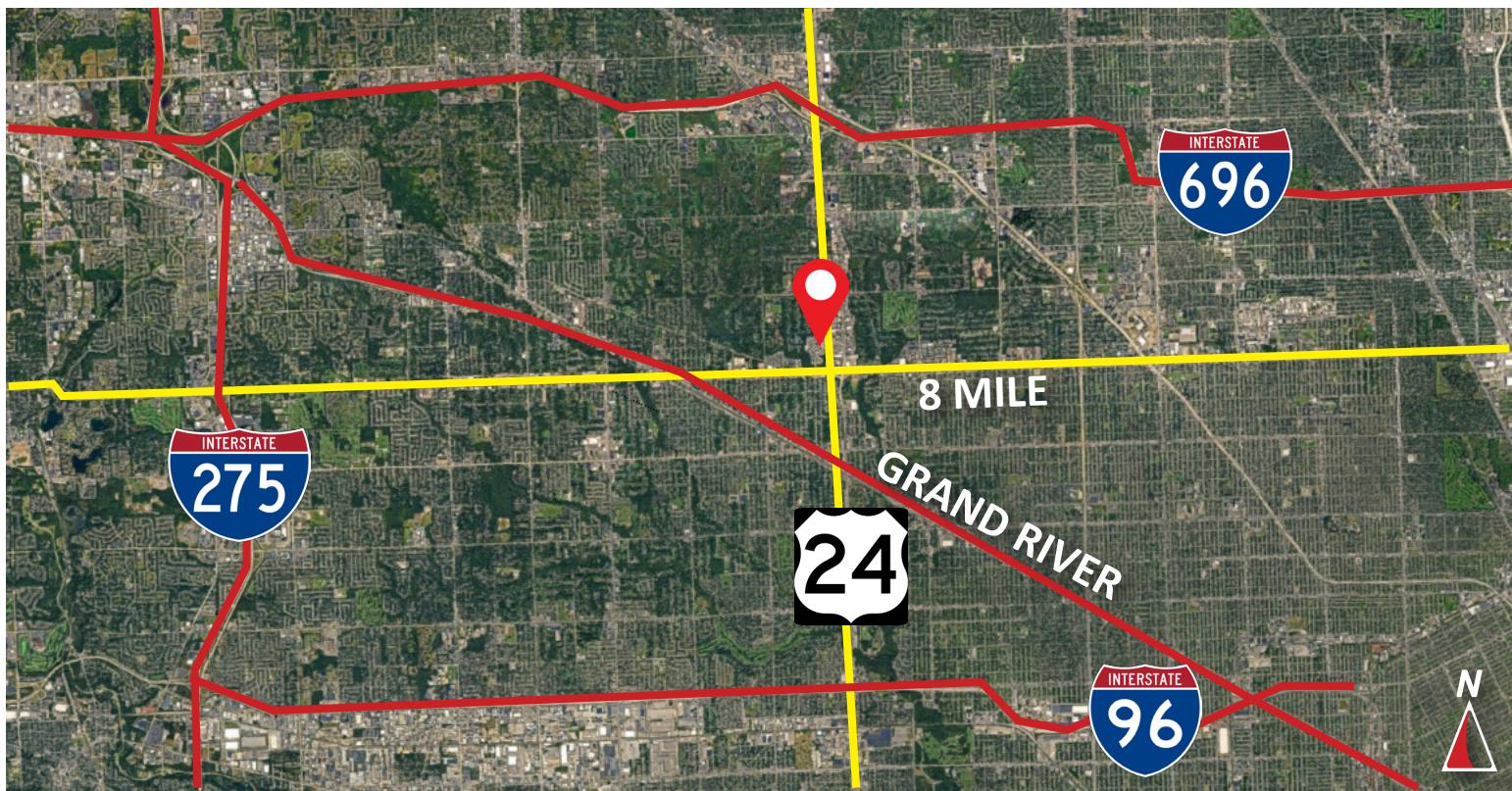
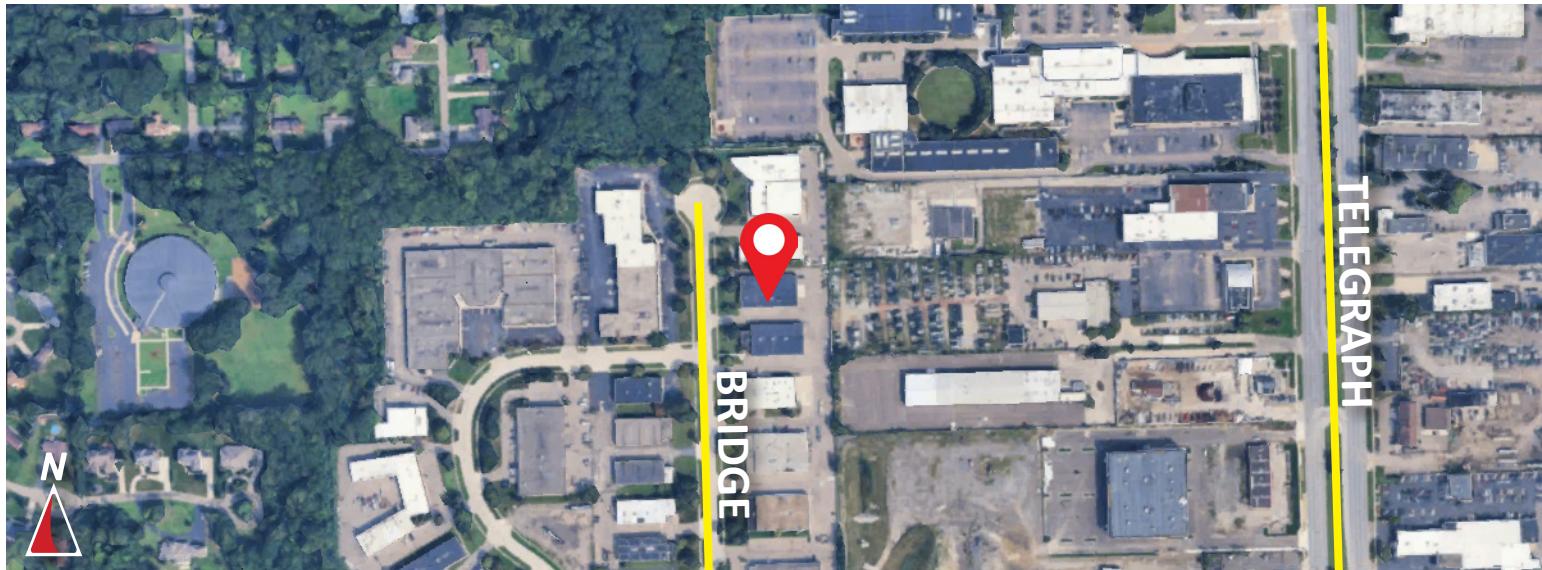
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AERIAL / LOCATION MAP



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