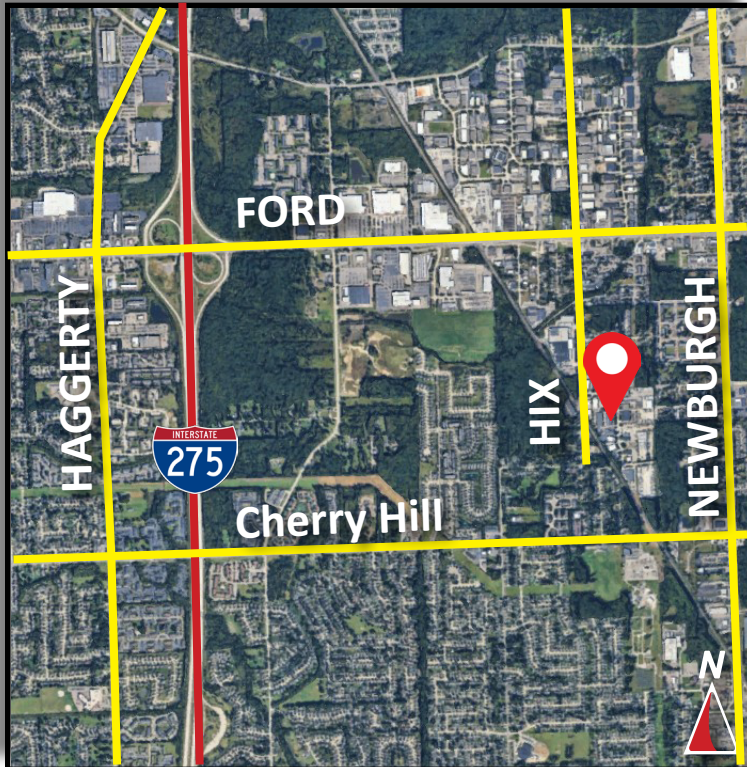


# Burger

& COMPANY

## FOR LEASE

38217 Abruzzi Drive  
Westland, Michigan  
3,200 Square Feet



- 3,200 square foot unit for lease
- Prime location with quick access to the Ford Road and I-275 interchange
- Recent improvements include new LED lighting throughout, fresh paint in the office and warehouse, new lvt flooring in the office and new toilets / vanity's in the restrooms
- Brand new roof installed in 2025
- 16' clear height
- One (1) 12'x14' grade level door
- Modified gross lease rate includes base year real estate taxes, building insurance, lawn care and snow removal
- \$2,950 per month
- Immediate occupancy

**Burger & Company**

248.536.2888  
www.burgercollc.com

38345 W. 10 Mile Road, Suite 100  
Farmington Hills, MI 48335

Nicolo Burger, SIOR, CCIM  
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Cell: 810.224.8103  
nic@burgercollc.com

Jack Bushart  
Senior Associate  
Cell: 734.890.4609  
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Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.

# FOR LEASE

38217 Abruzzi Drive  
Westland, MI 48185



## BUILDING SPECIFICATIONS

<b>Location</b>	Ford Road & Hix	<b>Total Building Square Feet</b>	16,000 SF
<b>County</b>	Wayne	<b>Square Feet Available</b>	3,200 SF
<b>Zoning</b>	I-1 Light Industrial	<b>Office Square Feet</b>	800 SF
<b>Year Built</b>	1985	<b>Warehouse Square Feet</b>	2,400 SF
<b>Construction</b>	Brick/Block	<b>Roof</b>	Brand new 2025!
<b>Clear Height</b>	16'	<b>Grade Level Doors</b>	One (1) 12'x14'
<b>Lighting</b>	LED	<b>Power</b>	3 Phase 208v
<b>Heating</b>	Gas Forced	<b>Restrooms</b>	Yes
<b>Parking</b>	Ample		

### Description

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**Monthly** \$2,950.00  
**Lease Type** Modified Gross  
**Availability** Immediate Occupancy



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## OFFICE IMAGES



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## WAREHOUSE IMAGES



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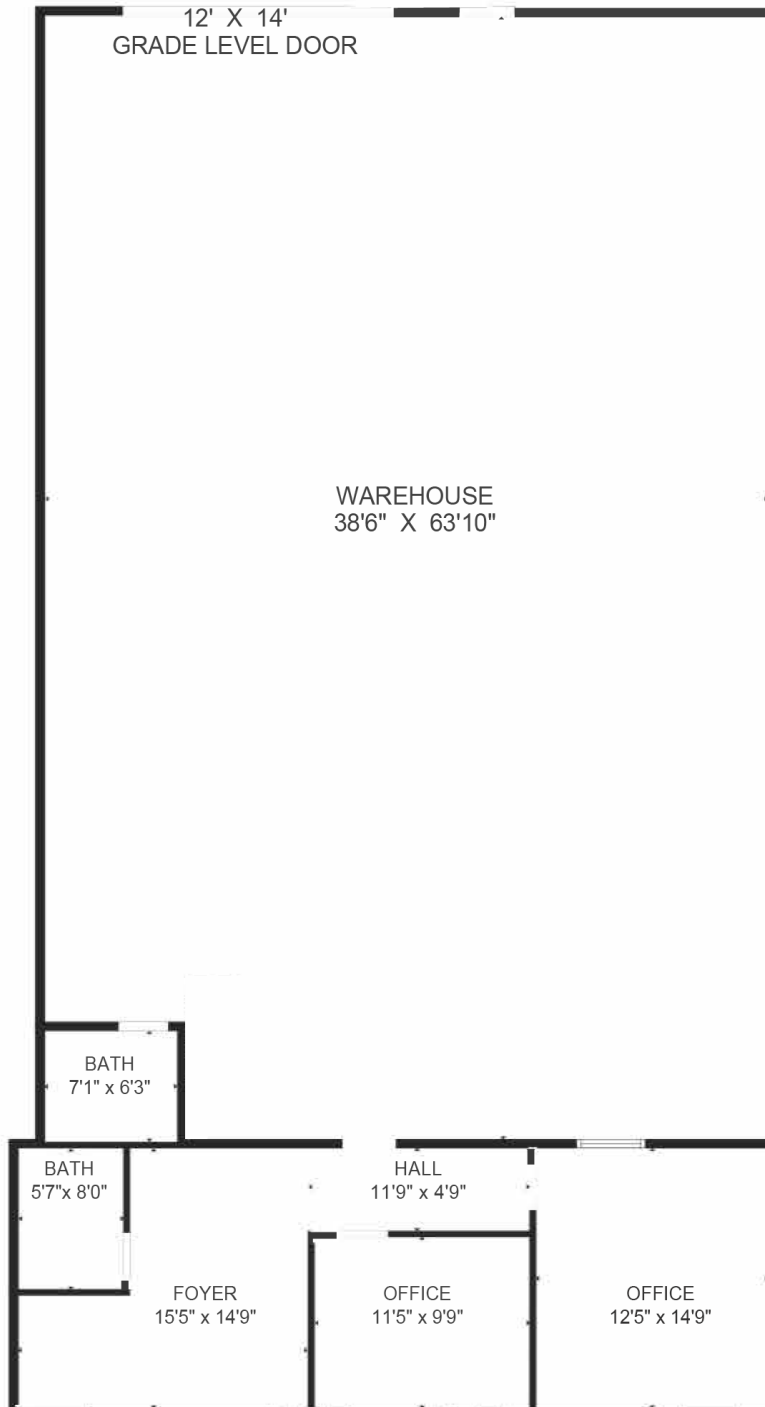
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## FLOOR PLAN



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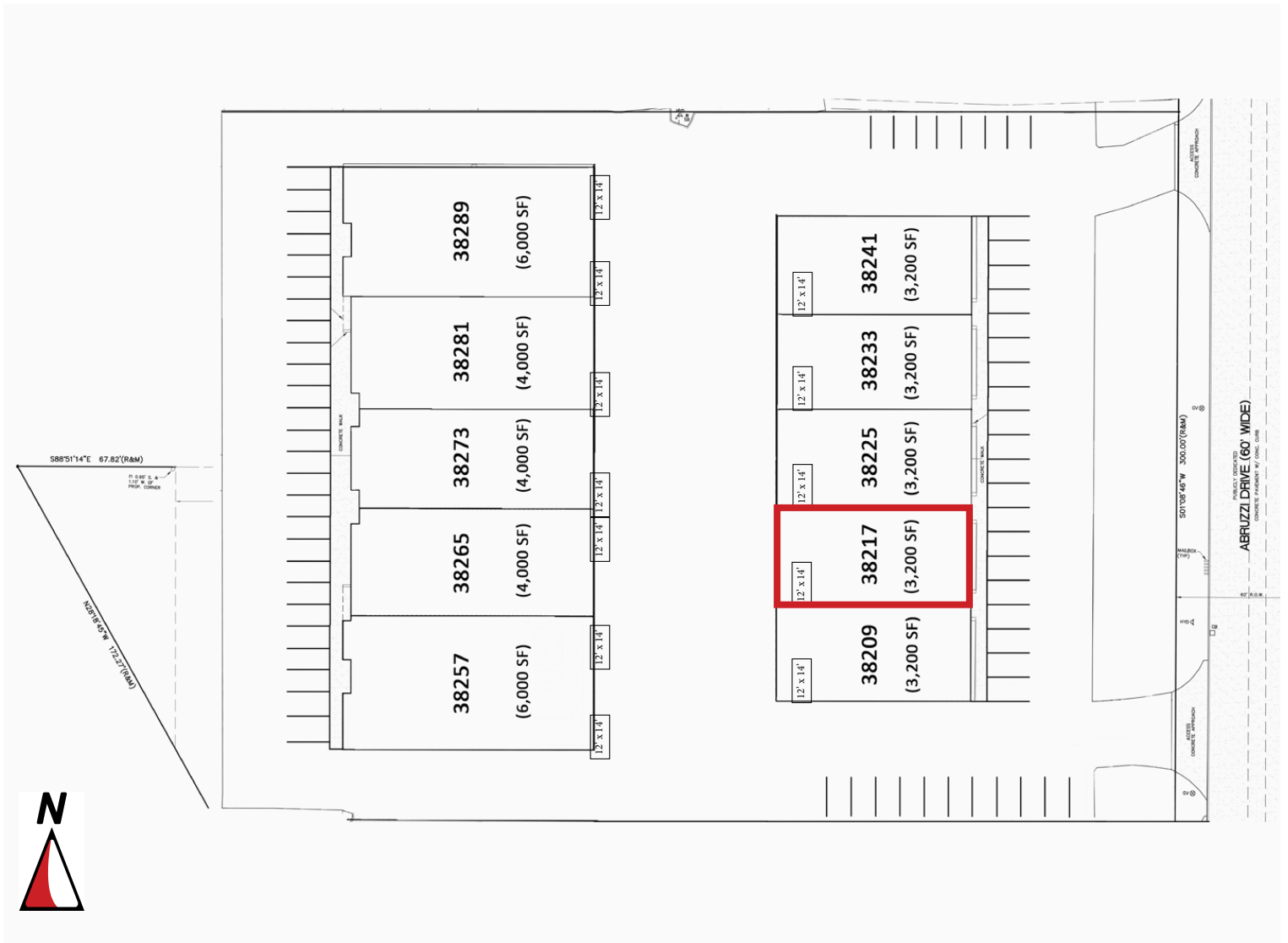
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## SITE PLAN



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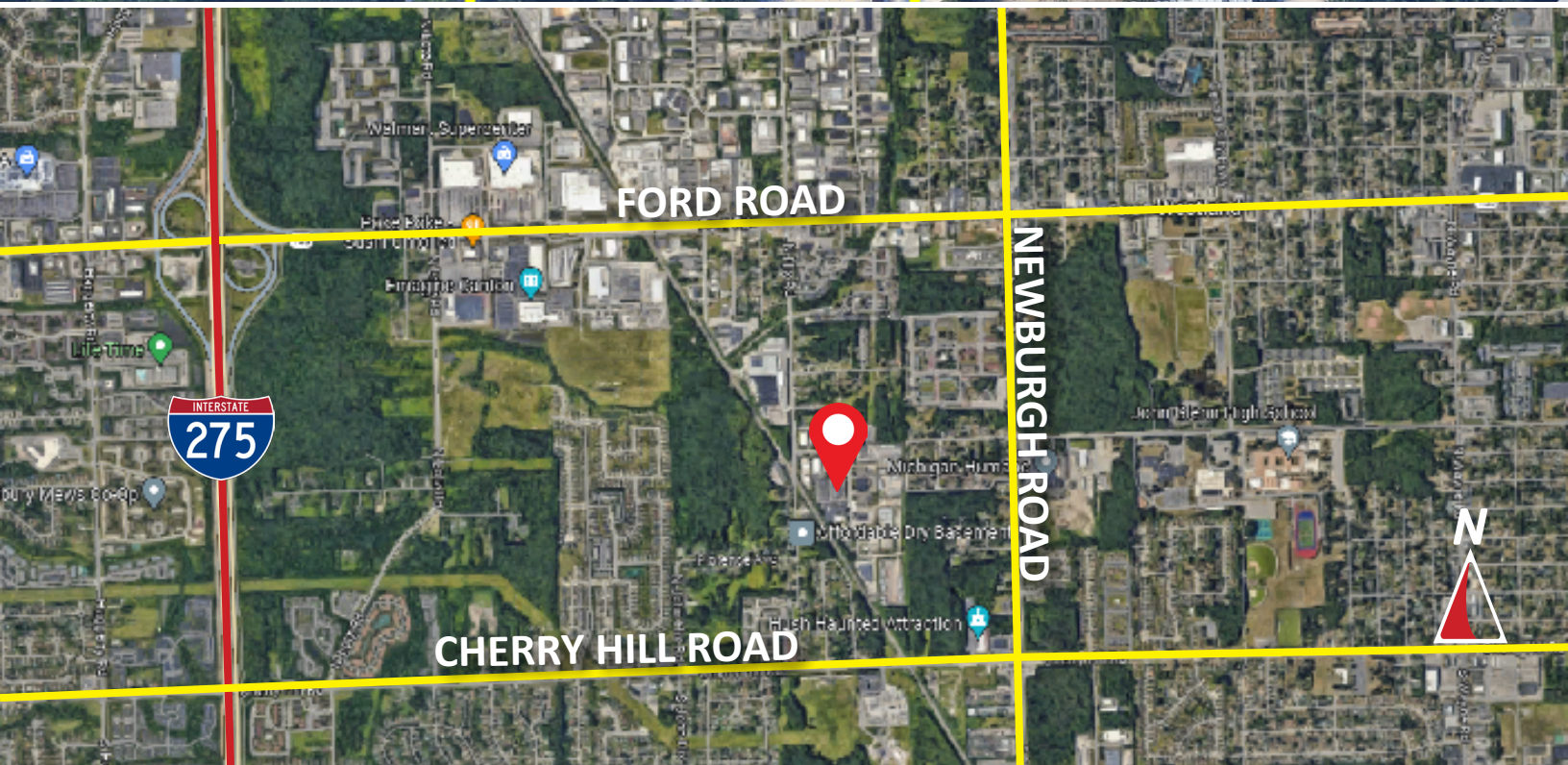
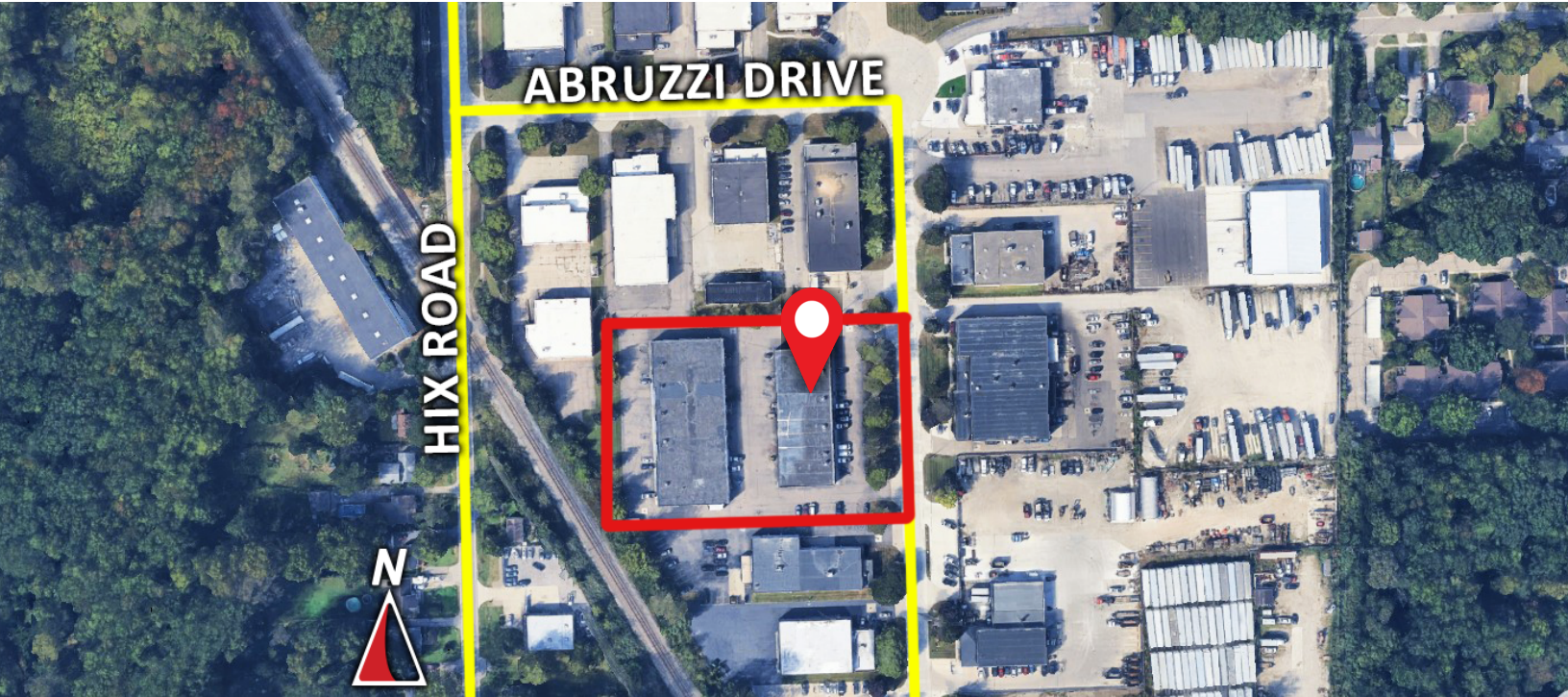
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## AERIALS



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