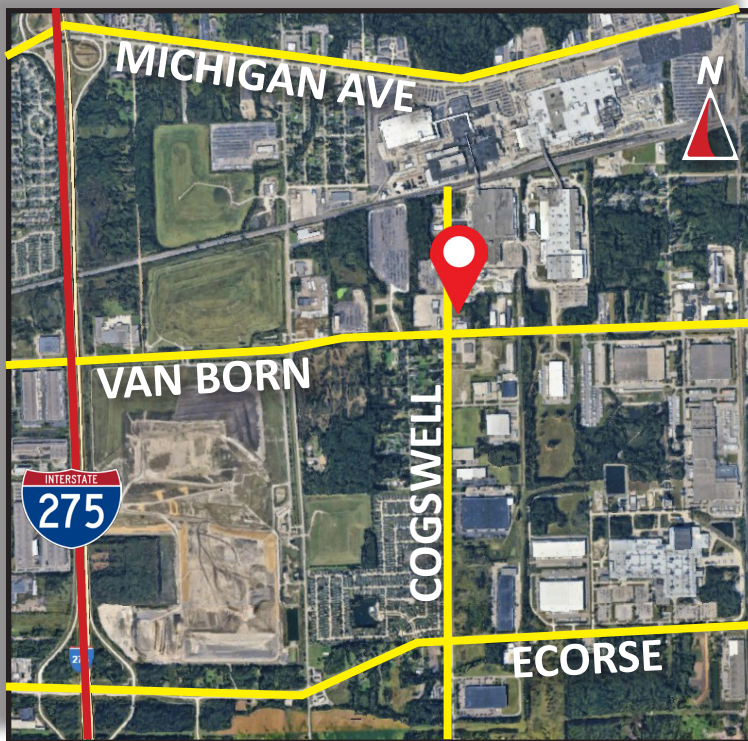


Burger

& COMPANY

FOR LEASE OR SALE

5645 Cogswell Road
Wayne, Michigan
17,200 Square Feet



- 17,200 Square Feet available for lease or sale
- 1.90 acre lot with yard space zoned heavy industrial
- Two (2) 12'x14' grade level doors featuring drive through access
- 14' - 22' clear height
- Original building is sprinklered
- Located between the Michigan Ave and Ecorse Road interchanges with quick access to I-275
- Below market lease rate/ \$7,000 per month (\$4.88 PSF Modified Gross)
- Aggressive sale price / \$900,000 (\$52.32 PSF)

Burger & Company

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FOR LEASE OR SALE

5645 Cogswell Road
Wayne, MI



BUILDING SPECIFICATIONS

Location	Van Born & Cogswell	Total Building Square Feet	17,200 SF
County	Wayne	Office Square Feet	1,200 SF
Zoning	IND-2 Heavy Industrial	Warehouse Square Feet	16,000 SF
Lot Size	1.90 Acres	Year Built	1983 / 1993
Construction	Block / Steel	Roof	Shingles / Steel
Clear Height	14' - 22'	Grade Level Doors	(2) 12' x 14' Drive Through Bay
Cranes	No	Dock Doors	No
Lighting	LED	Power	3 Phase 1200 Amps / To Be Verified
Heating	Gas Forced Air	Sprinklers	Yes
Signage	Yes	Railroad	No
Parking	Ample / Yard Space	Restrooms	Yes
Freestanding	Yes	Property Taxes	\$13,049.59 (2024)

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Sale Price	\$900,000.00 (\$52.32 PSF)
Terms	Cash
Lease Rate	\$4.88 PSF
Monthly	\$7,000.00
Lease Type	Modified Gross

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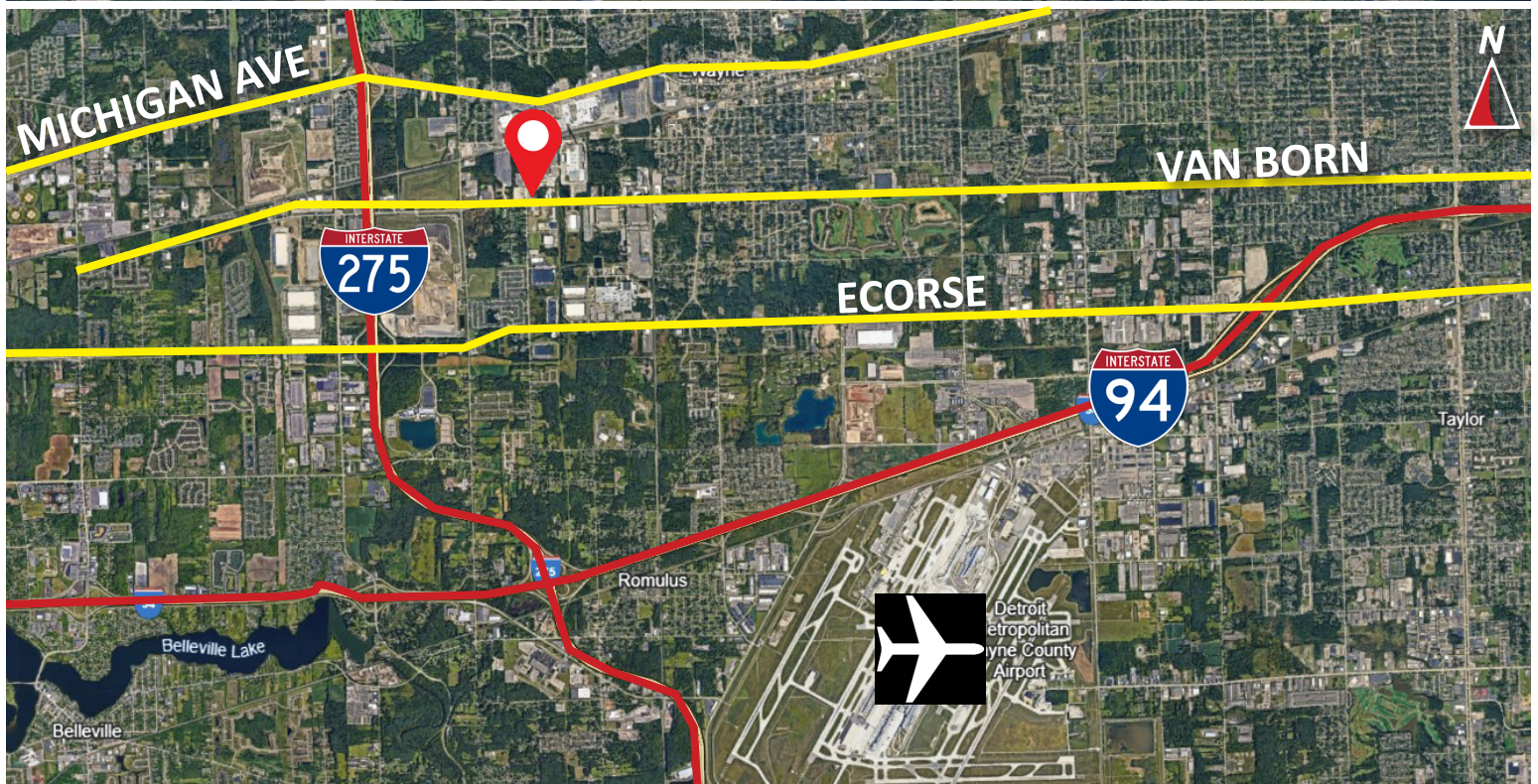
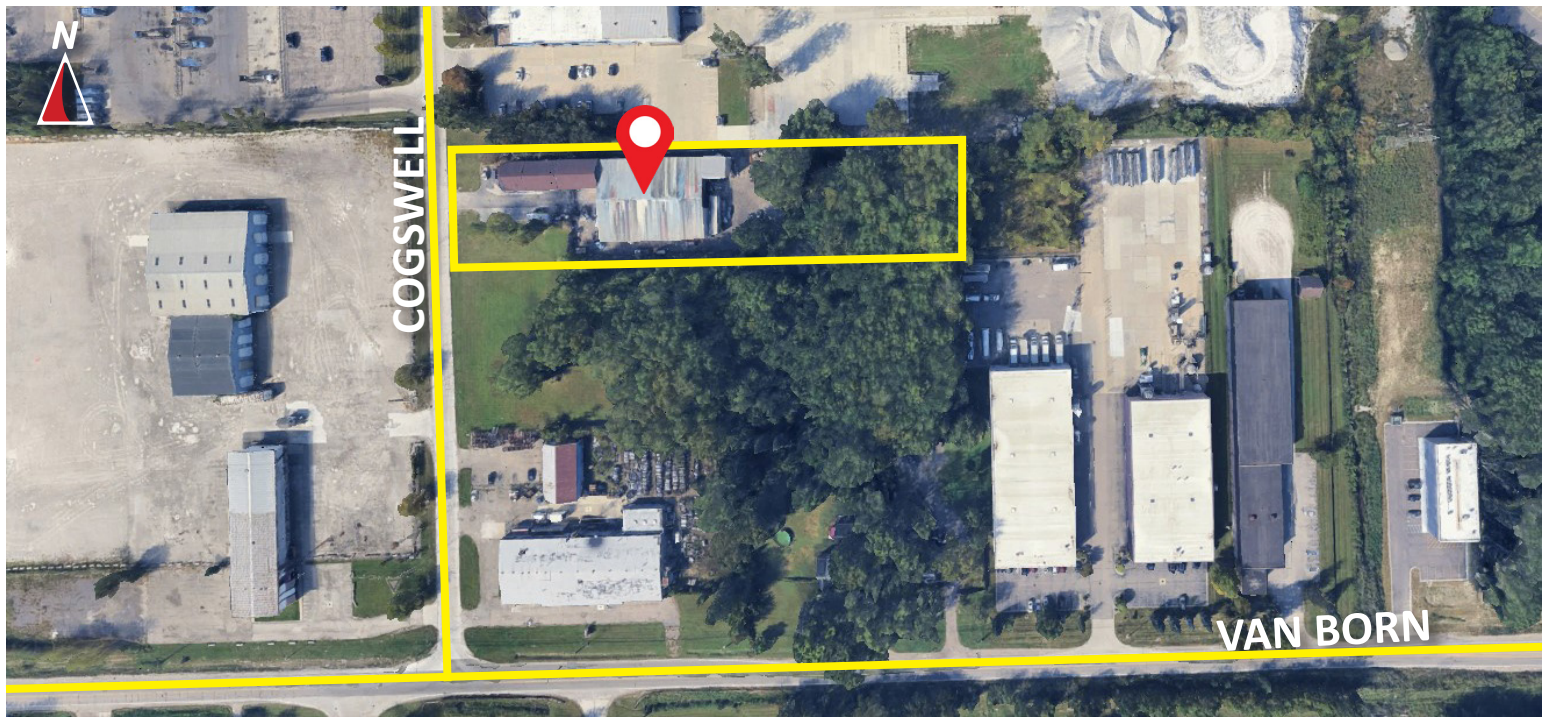
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