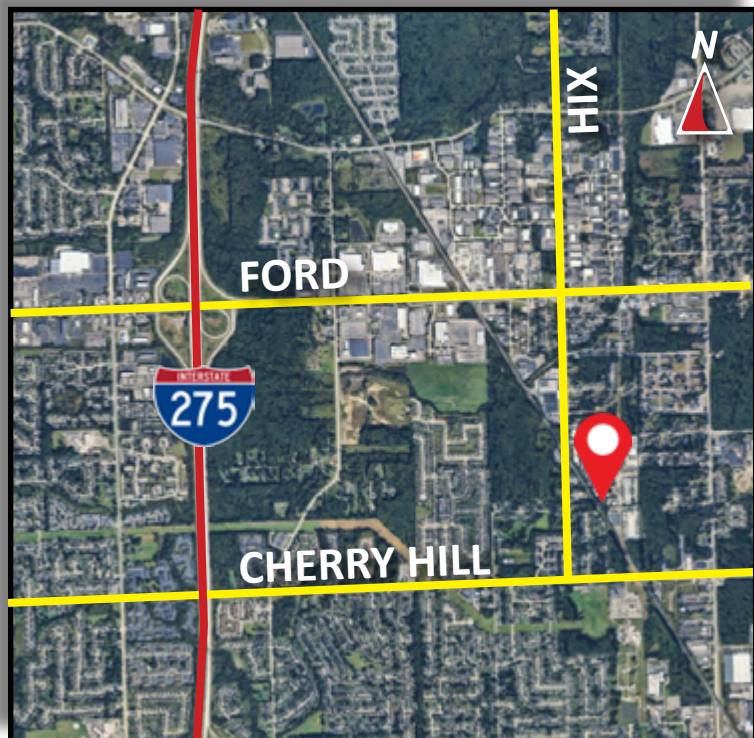


# Burger

& COMPANY

## FOR SALE

38115 Abruzzi Drive  
Westland, Michigan  
6,400 Square Feet



- 6,400 square foot industrial building for sale
- Quick access to the I-275 and Ford Road interchange
- One (1) 12'x14' grade level door
- 18' clear height to the joist
- Concrete parking lot with drive around capability
- .82 acre lot / room to expand parking area
- 5,000 square feet of office space built out into the shop which can be reduced
- Sale price: \$675,000

**Burger & Company**

Jack Bushart  
Senior Associate  
Cell: 734.890.4609  
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Nicolo Burger, SIOR, CCIM  
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248.536.2888  
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38345 W. 10 Mile Road, Suite 100  
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Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.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

38115 Abruzzi Drive  
Westland, MI



## BUILDING SPECIFICATIONS

<b>Location</b>	Ford & Hix	<b>Total Building Square Feet</b>	6,400 SF
<b>County</b>	Wayne	<b>Office Square Feet</b>	5,000 SF (Built into shop/ can be reduced)
<b>Zoning</b>	I-1 Light Industrial	<b>Warehouse Square Feet</b>	1,400 SF
<b>Lot Size</b>	.82 Acres	<b>Year Built</b>	1985
<b>Construction</b>	Brick / Block	<b>Roof</b>	Flat / Rubber
<b>Clear Height</b>	18'	<b>Grade Level Doors</b>	One (12'x14')
<b>Cranes</b>	No	<b>Dock Doors</b>	No
<b>Lighting</b>	LED	<b>Power</b>	3 Phase / 208V
<b>Heating</b>	Gas Forced Air	<b>Sprinklers</b>	No
<b>Warehouse A/C</b>	Yes/due to office build out	<b>Railroad</b>	No
<b>Buss Duct</b>	No	<b>Signage</b>	Yes
<b>Parking</b>	Ample	<b>Restrooms</b>	Yes
<b>Freestanding</b>	Yes	<b>Property Taxes</b>	\$12,796.28 (2025)

### Description

- 6,400 square foot industrial building for sale
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**Sale Price** \$675,000.00

**Terms** Cash

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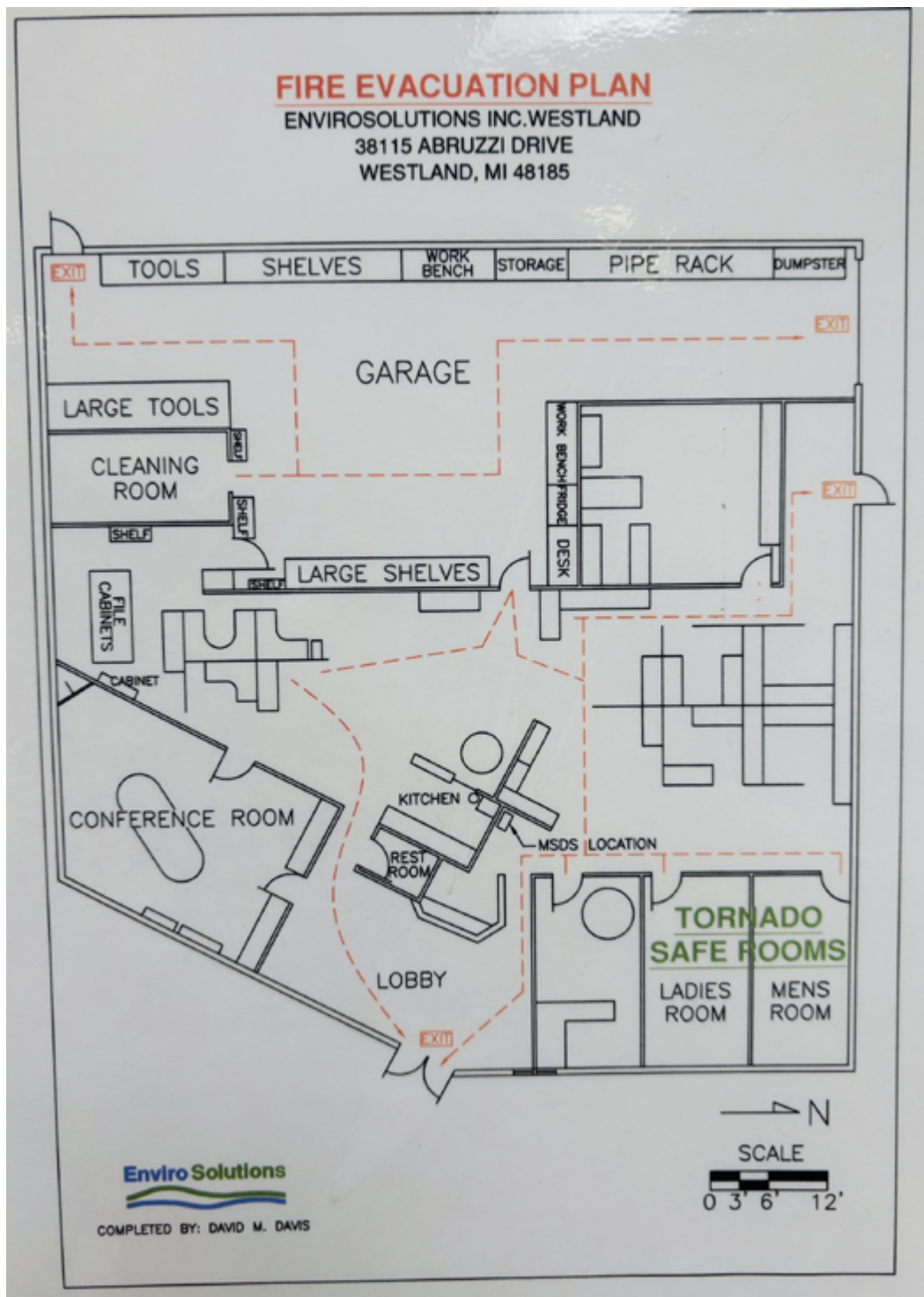
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# FOR SALE

38115 Abruzzi Drive  
Westland, MI

## BUILDING LAYOUT



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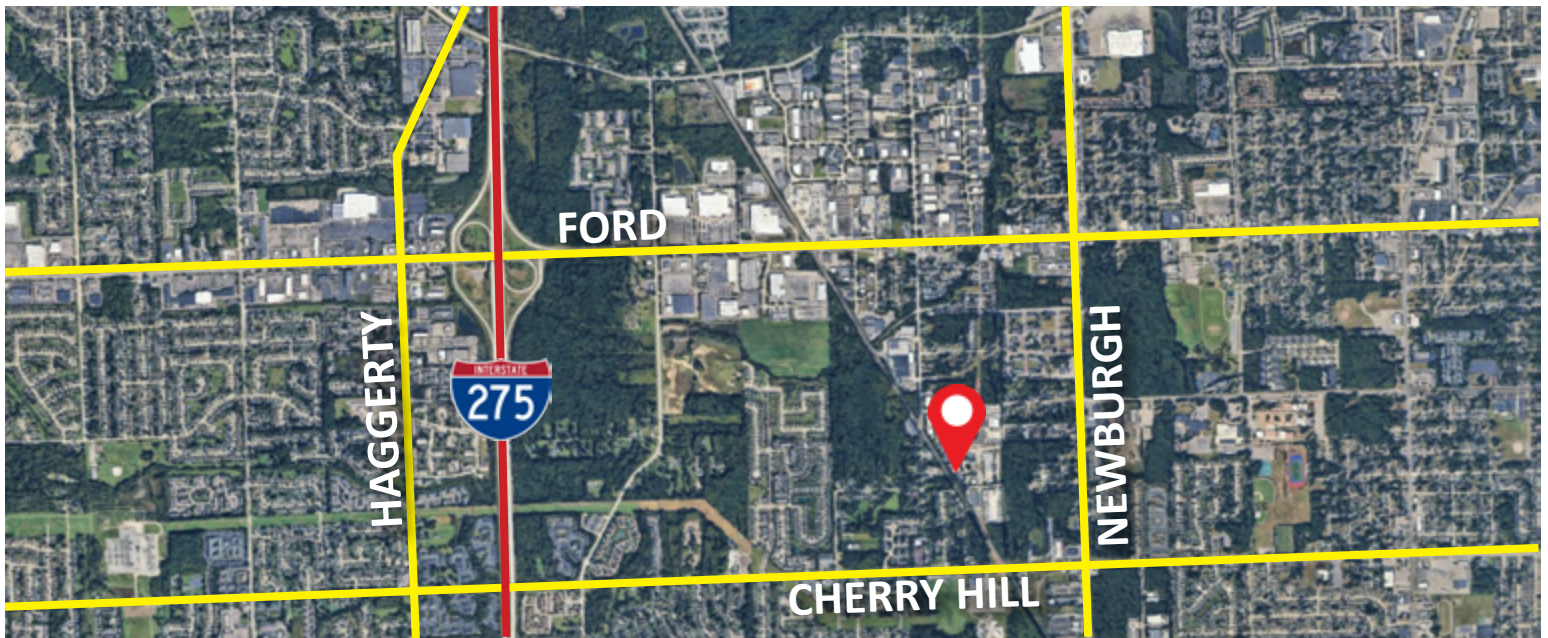
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# FOR SALE

38115 Abruzzi Drive  
Westland, MI

## AERIAL / LOCATION MAP



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