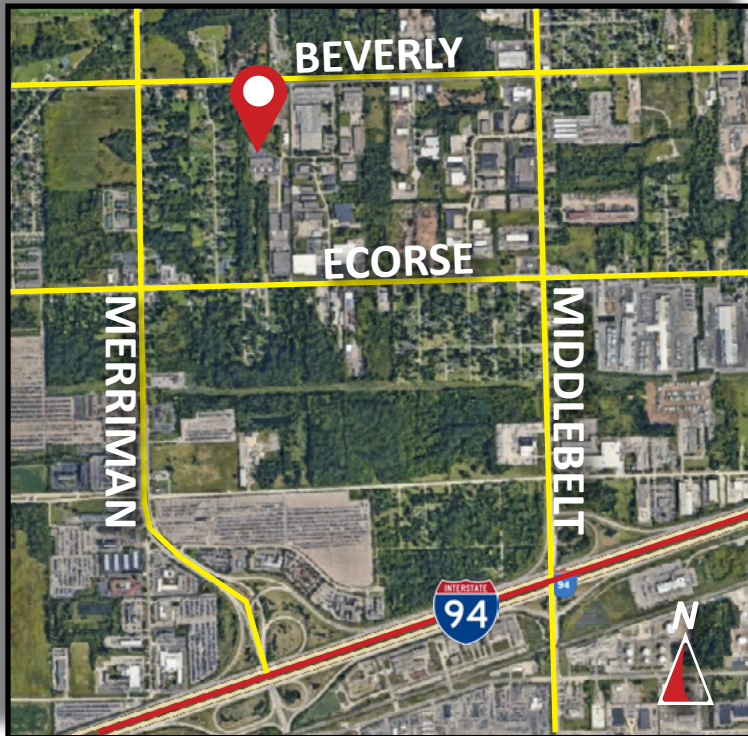


Burger

& COMPANY

FOR LEASE

30735 Cypress Road
Suite 300 & 400
Romulus, Michigan
12,000 Square Feet



- **Dynamic Opportunity, Features up to 16 Parking Spots for Trucks/Trailers**
- **Exceptionally Clean & Well Maintained Building**
- **Great Location in Between Merriman and Middlebelt Road Interchanges with Quick Access to I-94**
- **Gross Lease Rate Includes Base Year Real Estate Taxes, Building Insurance, Lawn Care and Snow Removal**
- **Four (4) Truckwells with Load Levelers and Two (2) 12'x14' Grade Level Doors**
- **Large Open Office Plus Three (3) Private Offices with a Break Room**
- **\$7,500.00 Per Month/ *First Year With Annual Rent Increases***
- **Occupancy April 1st, 2025**

Burger & Company

248.536.2888

www.burgercollc.com

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

Paul Burger, SIOR

President

Cell: 586.202.7800

paul@burgercollc.com

Nicolo Burger, SIOR, CCIM

Vice President

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30735 Cypress Road
Suite 300 & 400
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BUILDING SPECIFICATIONS

Location	Ecorse & Middlebelt	Total Building Square Feet	36,000 SF
Parcel	3.5 Acres	Square Feet Available	12,000 SF (100' x 120')
County	Wayne	Office Square Feet	1,800 SF
Zoning	M-1 Light Industrial	Warehouse Square Feet	10,200 SF
Lot Size	Multi	Year Built	1999
Construction	Block	Roof	Rubber
Clear Height	22'	Grade Level Doors	Two (2) 12'x14'
Cranes	No	Dock Doors	Four (4) with Load Levelers
Lighting	Metal Halide	Power	208 Volt 3 Phase 4 Wire
Heating	Radiant	Sprinklers	Yes
Warehouse A/C	No	Available	April 1, 2025
Buss Duct	No	Signage	Yes
Parking	More Than Ample	Restrooms	Several
Floors	6" Reinforced Concrete	Freestanding	Multi
Lot Dimensions	Irregular	Property Taxes	Base Year Included in Rent

Description

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Lease Rate	*\$7.50/PSF
Monthly	\$7,500.00
Lease Type	Gross
Availability	April 1, 2025

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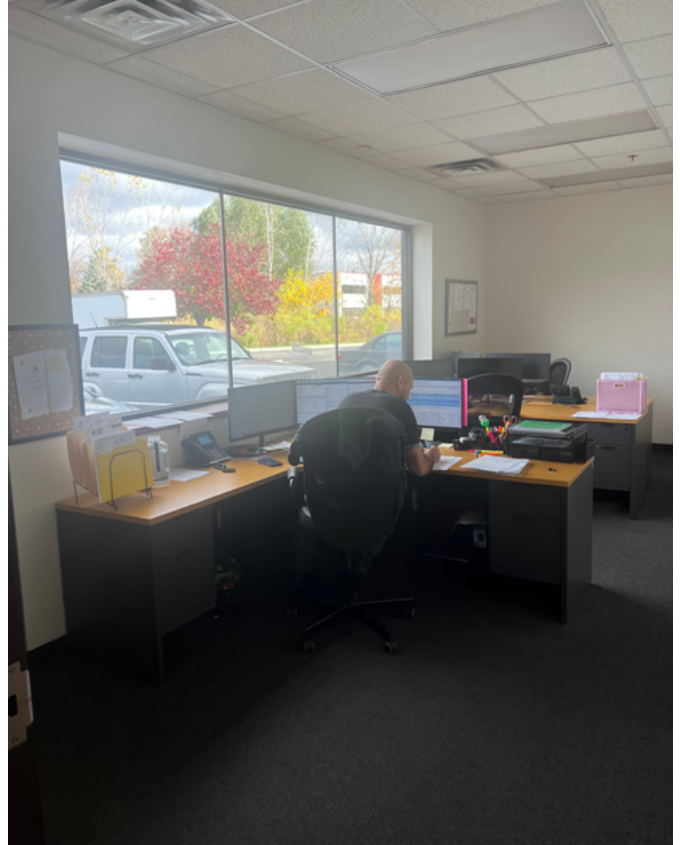
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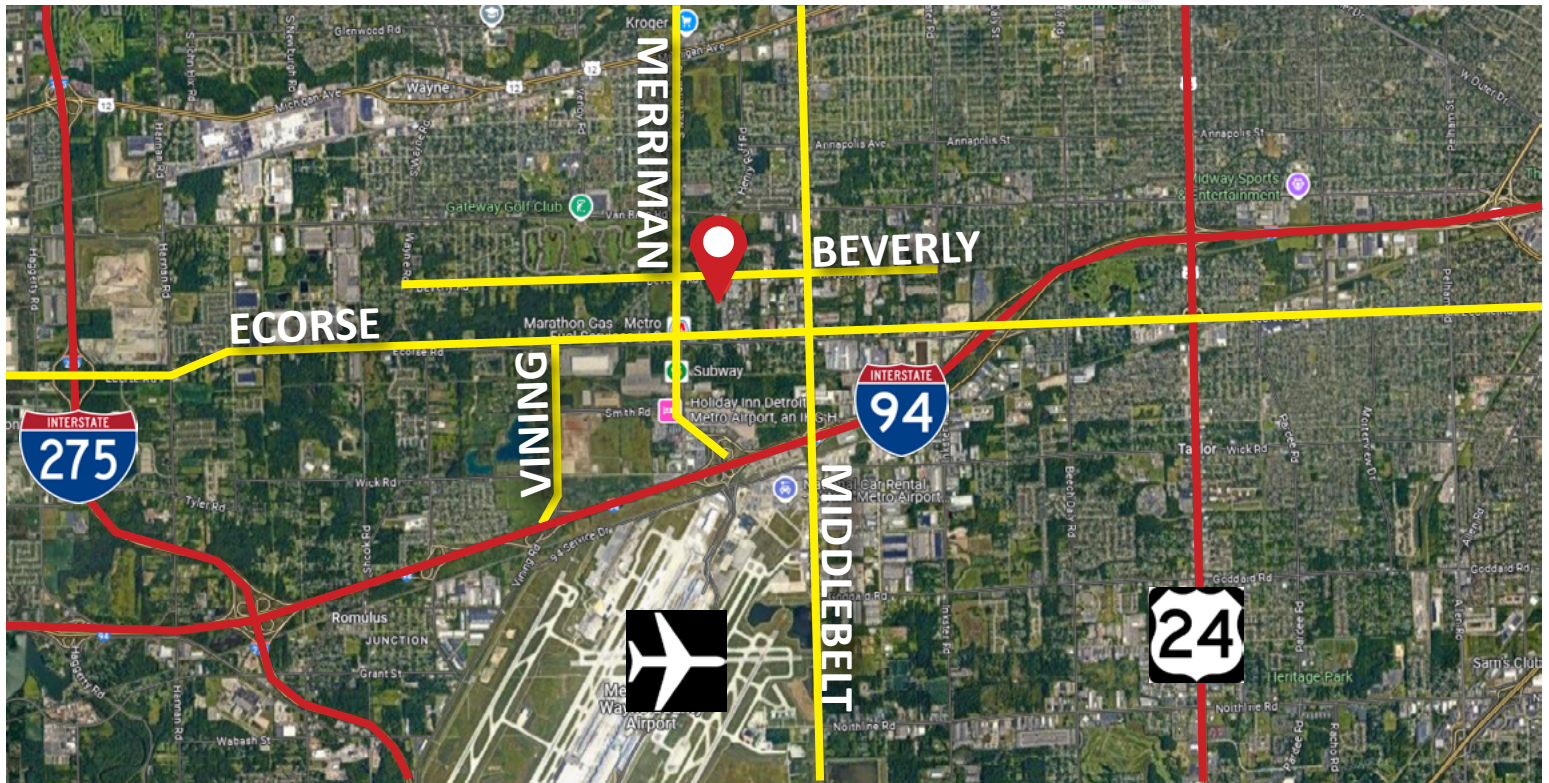
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