

**PRICE REDUCED!**

Asking Price:

\$389,000

FOR SALE OR LEASE

12,600 SF Industrial Building Available

8820 Lyndon Street
Detroit, Michigan

Property Highlights

- 12,600 SF Well-Maintained Manufacturing Building
- Lease Rate: \$3.80 SF (NNN)
- Zoned M2 - Wide Range of Uses Possible
- 19' to 25' Clear Height
- Two (2) 12 x 6' Grade-level Doors
- (1) 3-Ton and (2) 5-Ton Cranes
- 400 Amps, 220 V, 3 Phase Power
- Seller Financing and Lease Incentives Available

CONTACT US

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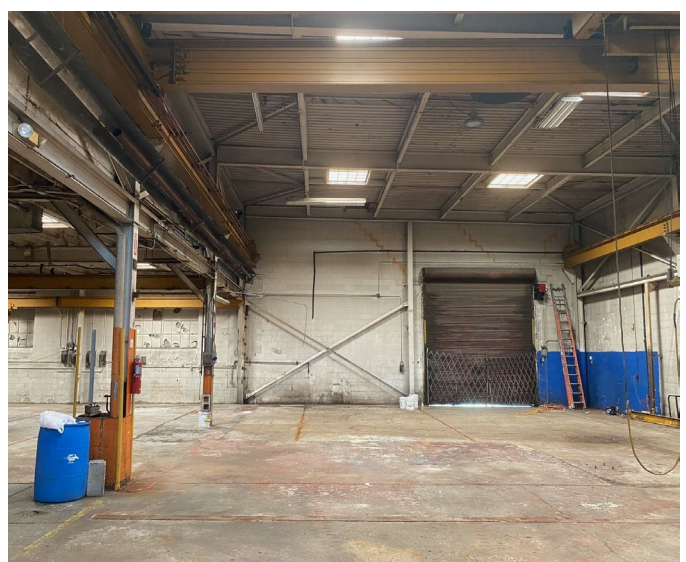
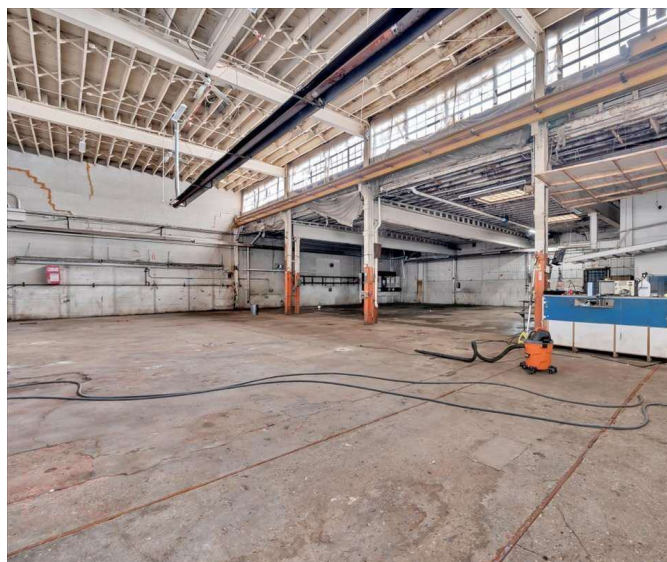
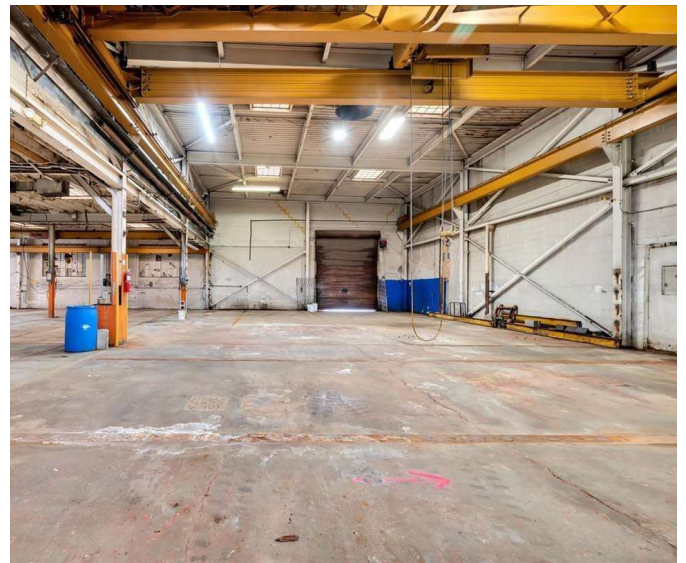
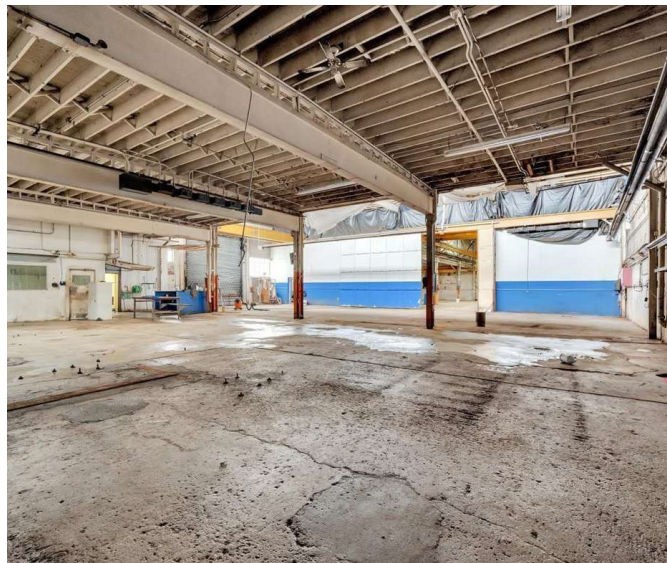
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INDUSTRIAL BUILDING FOR SALE OR LEASE —

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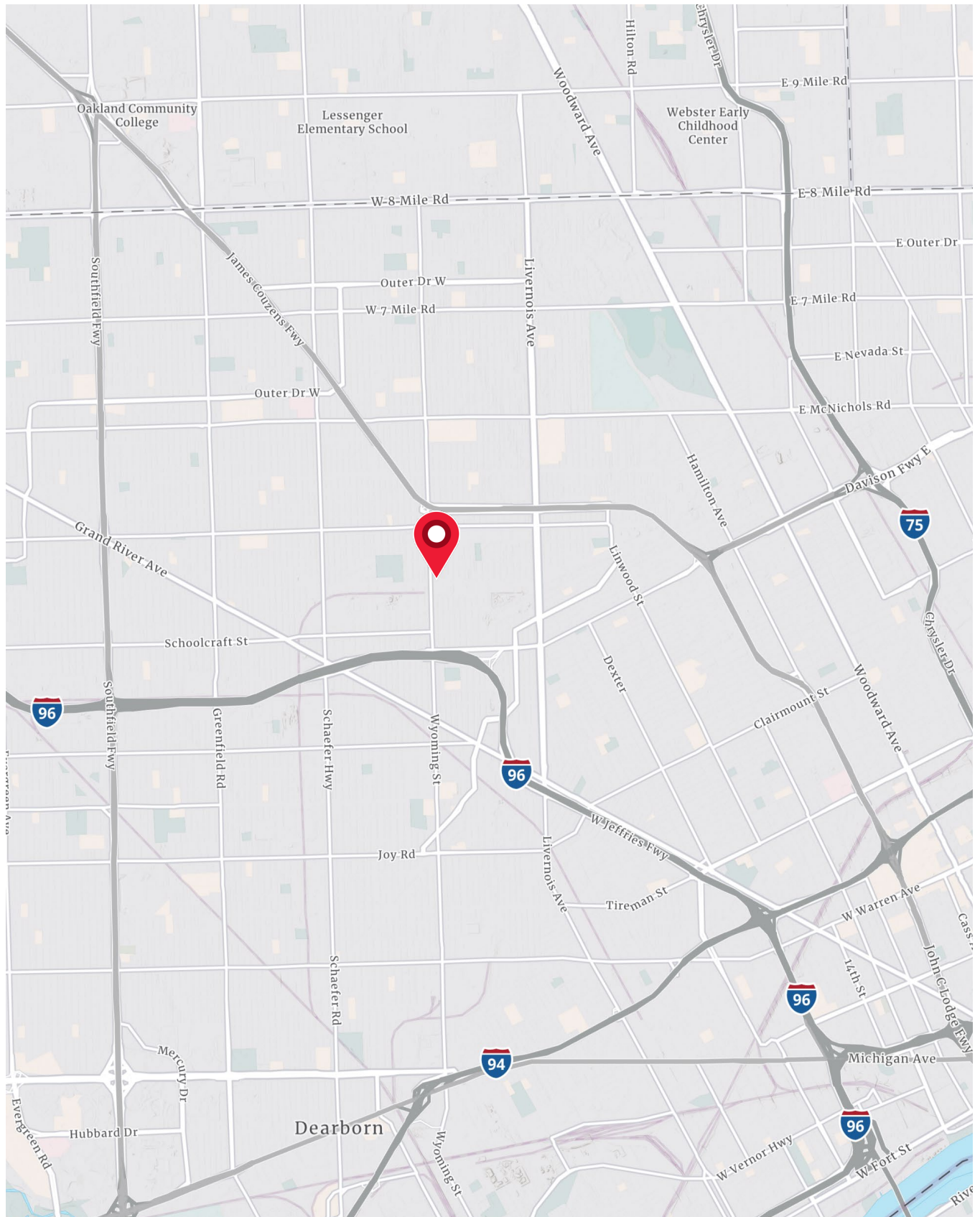
Interior Photos



Interior Photos



Location Map



INDUSTRIAL BUILDING FOR SALE OR LEASE —

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Property Aerial



Building Specifications

Highlights

- 12,600 SF Well-maintained Manufacturing Building
- Zoned M2 - Wide Range of Uses Possible
- 19' to 25' Clear Height
- Two (2) 12 x 6' Grade-level Doors
- (1) 3-Ton and (2) 5-Ton Cranes
- 400 amps, 220 V, 3 Phase power
- Seller Financing Available for Qualified Buyers
- Lease Incentives Available to Qualified Tenants

Financials

Sale Price \$389,000

Sale Price Per SF \$30.87

Lease Rate \$3.80

Gross SF: 12,600

Office SF: 800

Shop SF: 11,800

Lot Size: 0.33 Acres

Year Built: 1946

Zoning: M2

Construction: Black & Steel

Clear Height: 19' – 25'

Overhead Doors: Two (2) 12'x6'

Cranes: One (1) 3-Ton
Two (2) 5-Ton

Power: 400 Amps | 220 Volts
| 3-Phase

Heat Type: Radiant

Lighting: Fluorescent

Parcel Id:



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