

**FOR SALE OR LEASE**  
**2401 S. GULLEY ROAD | DEARBORN, MI**

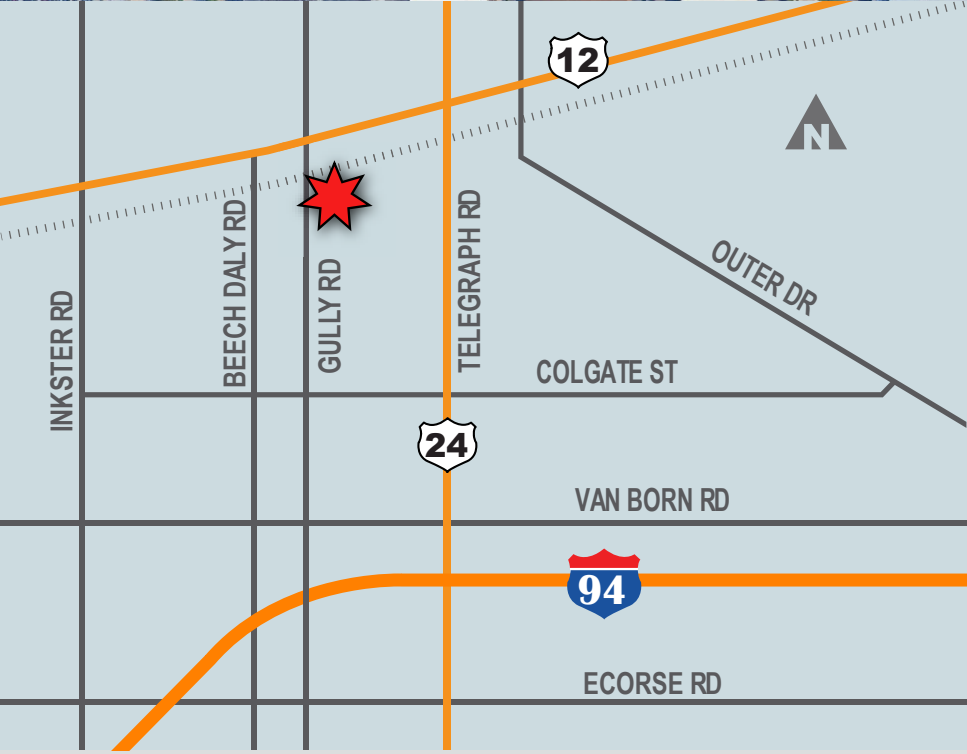


**FOR DETAILS CONTACT:**

**Jon Savoy, CCIM, SIOR**  
jon.savoy@lee-associates.com  
(248) 567-8000

**Mohammed "Moe" Al-Thihabawy**  
moe.al@lee-associates.com  
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31440 Northwestern Hwy, Suite 130  
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# PROPERTY OVERVIEW

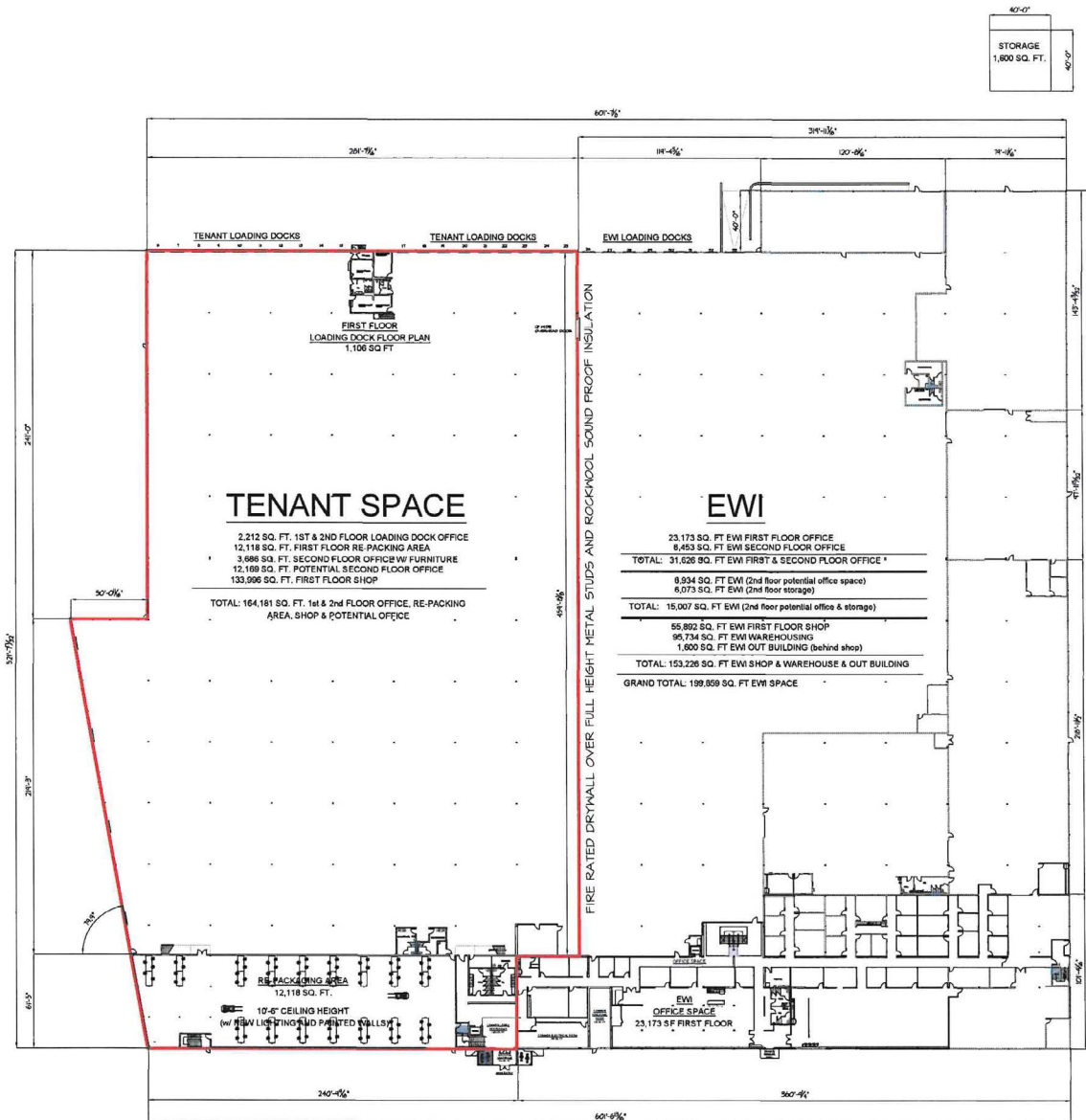
<b>TOTAL BUILDING SF:</b>	± 375,812
<b>TOTAL GRADE LEVEL DOORS:</b>	8 (12' X 16')
<b>TOTAL TRUCKWELLS:</b>	39: 26 Exterior, 13 Interior
<b>CLEAR HEIGHT:</b>	23'
<b>POWER:</b>	Heavy Power: 3,000 Amp - 227-480 V, 3-Phase
<b>ZONING:</b>	1A - Light Industrial 1B - Medium Industrial
<b>YEAR BUILT:</b>	1968
<b>SALE PRICE:</b>	\$32,000,000
<b>LEASE RATE:</b>	\$6.95 NNN PSF
<b>REAL ESTATE TAXES:</b>	\$246,000 (\$0.66/SF)

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# FLOOR PLAN | FIRST FLOOR



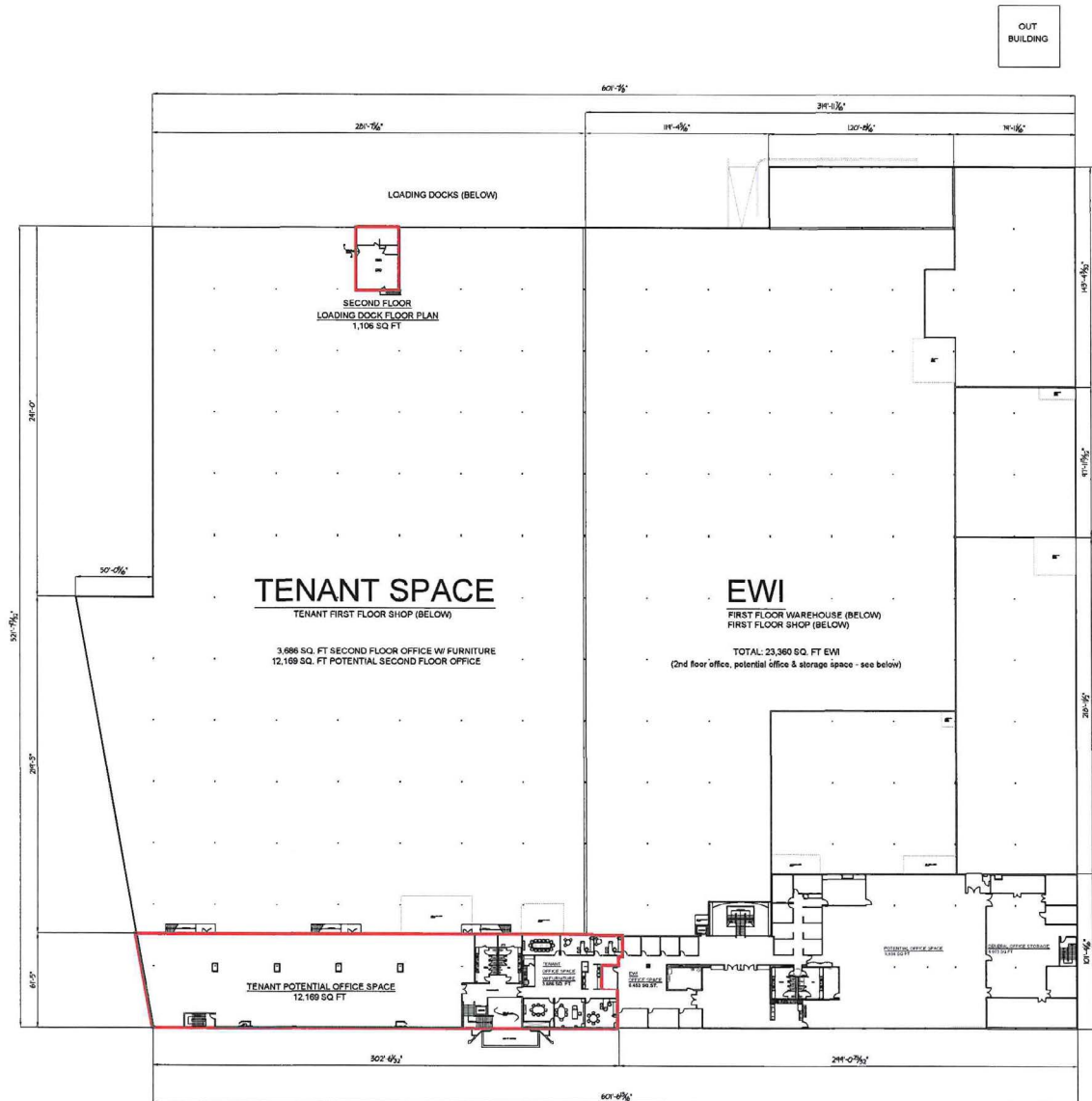
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# FLOOR PLAN | SECOND FLOOR



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# DRONE VIDEO



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# PROPERTY PHOTOS



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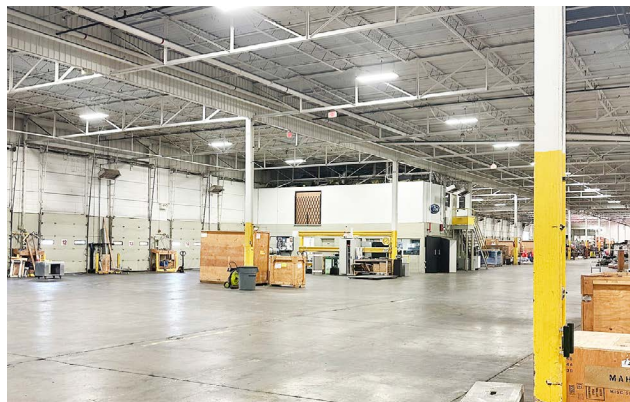
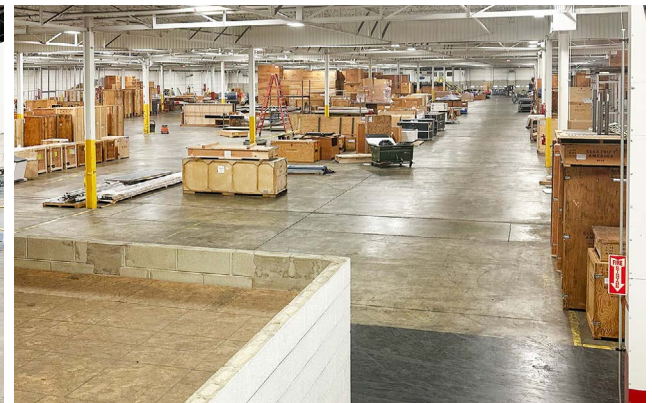
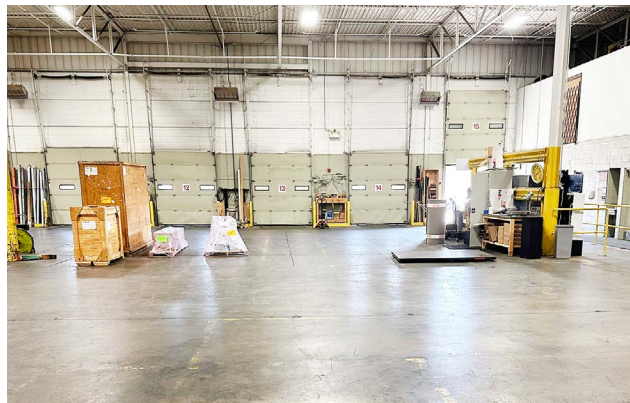
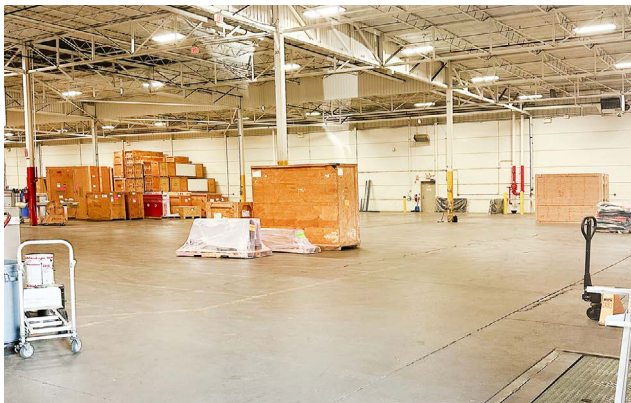
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