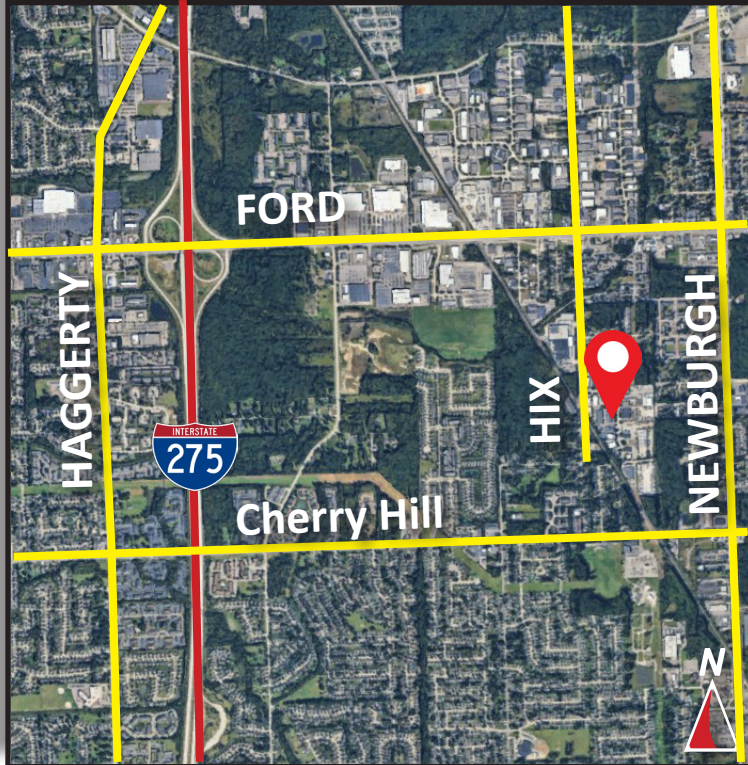


Burger

& COMPANY

FOR LEASE

38281 Abruzzi Drive
Westland, Michigan
4,000 Square Feet



- 4,000 square foot unit for lease
- Prime location with quick access to the Ford Road and I-275 interchange
- Recently renovated unit includes new LED lighting throughout, fresh paint in the office and warehouse, new carpet in the office and industrial grade concrete paint on the warehouse floor
- Brand new roof installed in 2025
- 16' clear height
- One (1) 12'x14' grade level door
- Modified gross lease rate includes base year real estate taxes, building insurance, lawn care and snow removal
- \$3,750 per month
- Immediate occupancy

Burger & Company

248.536.2888

www.burgercollc.com

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

Nicolo Burger, SIOR, CCIM
Vice President
Cell: 810.224.8103
nic@burgercollc.com

Jack Bushart
Senior Associate
Cell: 734.890.4609
jack@burgercollc.com

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.

FOR LEASE

38281 Abruzzi Drive
Westland, MI 48185

BUILDING SPECIFICATIONS



Location	Ford Road & Hix	Total Building Square Feet	24,390 SF
County	Wayne	Square Feet Available	4,000 SF
Zoning	I-1 Light Industrial	Office Square Feet	940 SF
Year Built	1985	Warehouse Square Feet	3,060 SF
Construction	Brick/Block	Roof	Brand new 2025!
Clear Height	16'	Grade Level Doors	One (1) 12'x14'
Lighting	LED	Power	3 Phase 208v
Heating	Gas Forced	Restrooms	Yes
Parking	Ample		

Description

- 4,000 square foot unit for lease
- Prime location with quick access to the Ford Road and I-275 interchange
- Recently renovated unit includes new LED lighting throughout, fresh paint in the office and warehouse, new carpet in the office and industrial grade concrete paint on the warehouse floor
- Brand new roof installed in 2025
- 16' clear height
- One (1) 12'x14' grade level door
- Modified gross lease rate includes base year real estate taxes, building insurance, lawn care and snow removal

Monthly \$3,750.00
Lease Type Modified Gross
Availability Immediate Occupancy



Nicolo Burger, SIOR, CCIM
Vice President
Cell: 810.224.8103
nic@burgercollc.com

Jack Bushart
Senior Associate
Cell: 734.890.4609
jack@burgercollc.com

248.536.2888
www.burgercollc.com
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 LEASE

38281 Abruzzi Drive
Westland, MI 48185

OFFICE IMAGES



Burger & Company

Nicolo Burger, SIOR, CCIM
Vice President
Cell: 810.224.8103
nic@burgercollc.com

Jack Bushart
Senior Associate
Cell: 734.890.4609
jack@burgercollc.com

248.536.2888
www.burgercollc.com
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 LEASE

38281 Abruzzi Drive
Westland, MI 48185

WAREHOUSE IMAGE



Nicolo Burger, SIOR, CCIM
Vice President
Cell: 810.224.8103
nic@burgercollc.com

Jack Bushart
Senior Associate
Cell: 734.890.4609
jack@burgercollc.com

Burger & Company

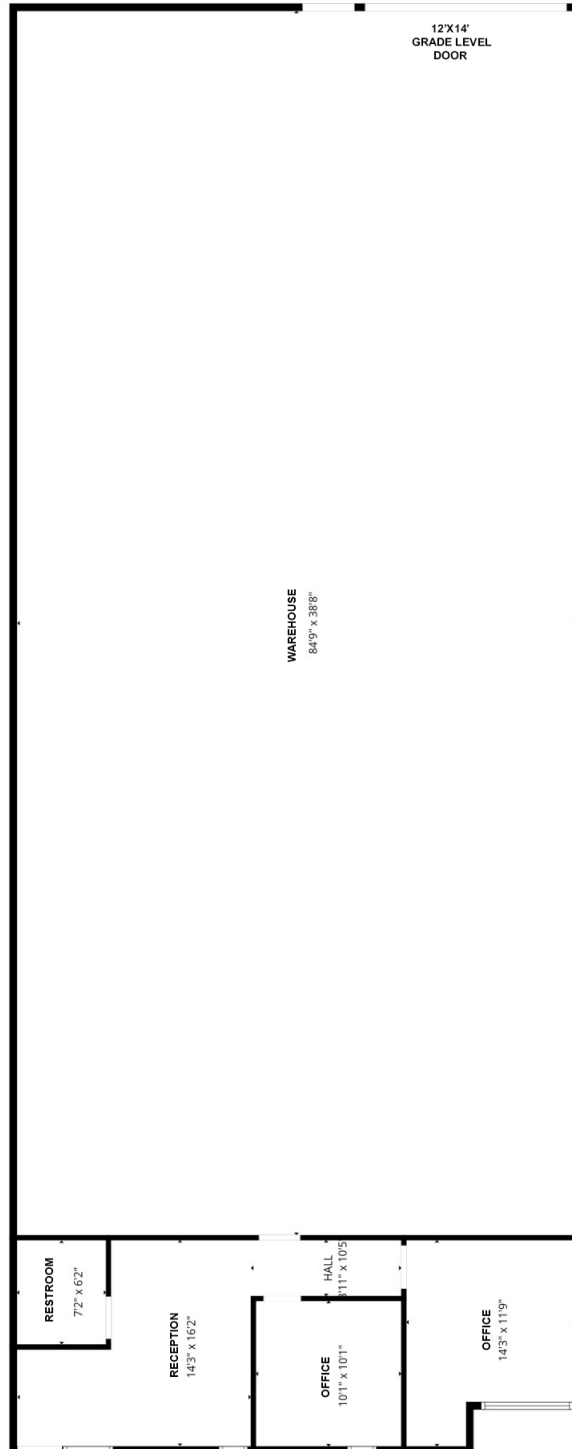
248.536.2888
www.burgercollc.com
38345 W. 10 Mile Road, Suite 100
Farmington Hills, MI 48335

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.

FOR LEASE

38281 Abruzzi Drive
Westland, MI 48185

FLOOR PLAN



Burger & Company

Nicolo Burger, SIOR, CCIM
Vice President
Cell: 810.224.8103
nic@burgercollc.com

Jack Bushart
Senior Associate
Cell: 734.890.4609
jack@burgercollc.com

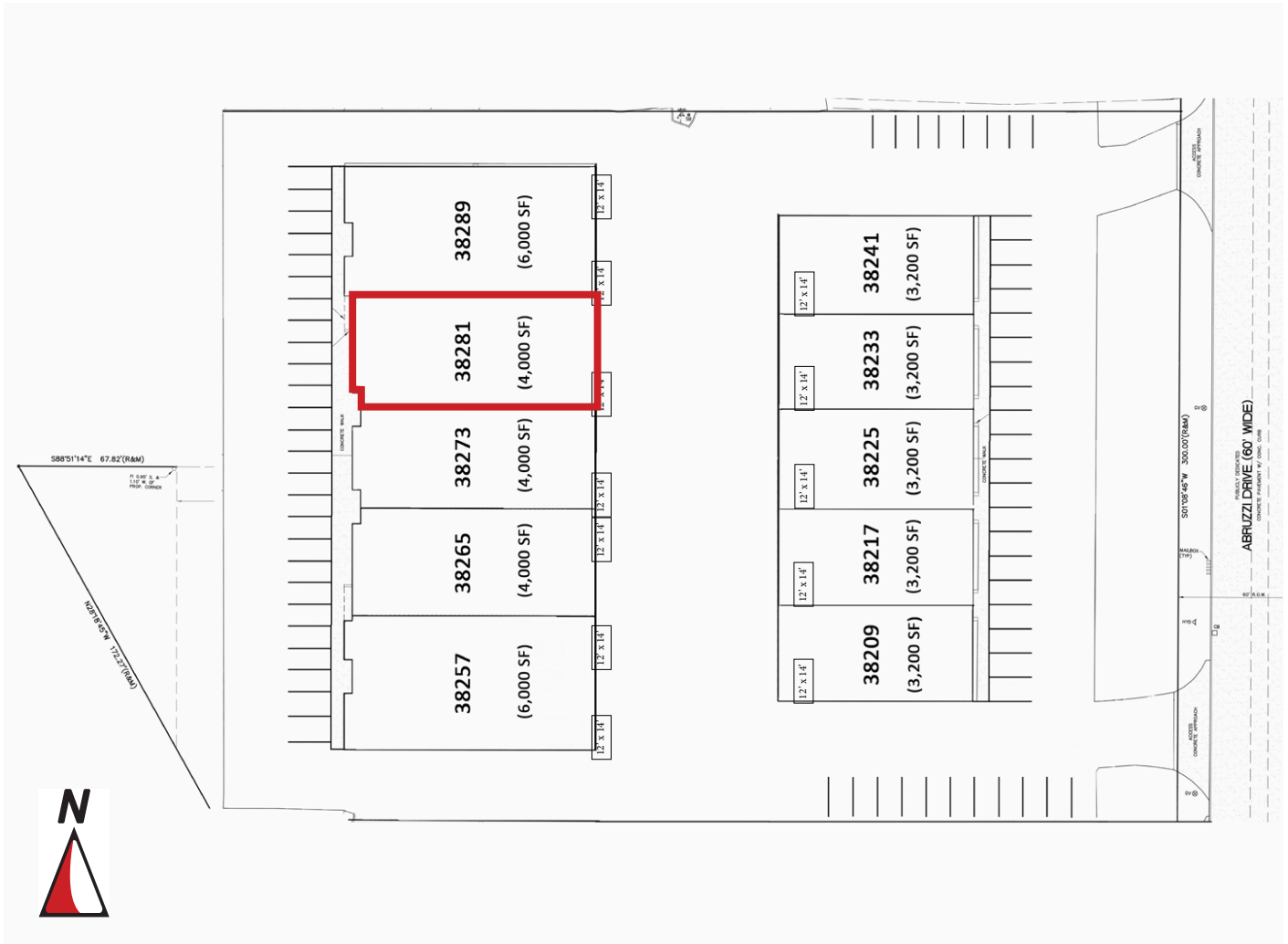
248.536.2888
www.burgercollc.com
38345 W. 10 Mile Road, Suite 100
Farmington Hills, MI 48335

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.

FOR LEASE

38281 Abruzzi Drive
Westland, MI 48185

SITE PLAN



Burger & Company

248.536.2888
www.burgercollc.com

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

Nicolo Burger, SIOR, CCIM
Vice President
Cell: 810.224.8103
nic@burgercollc.com

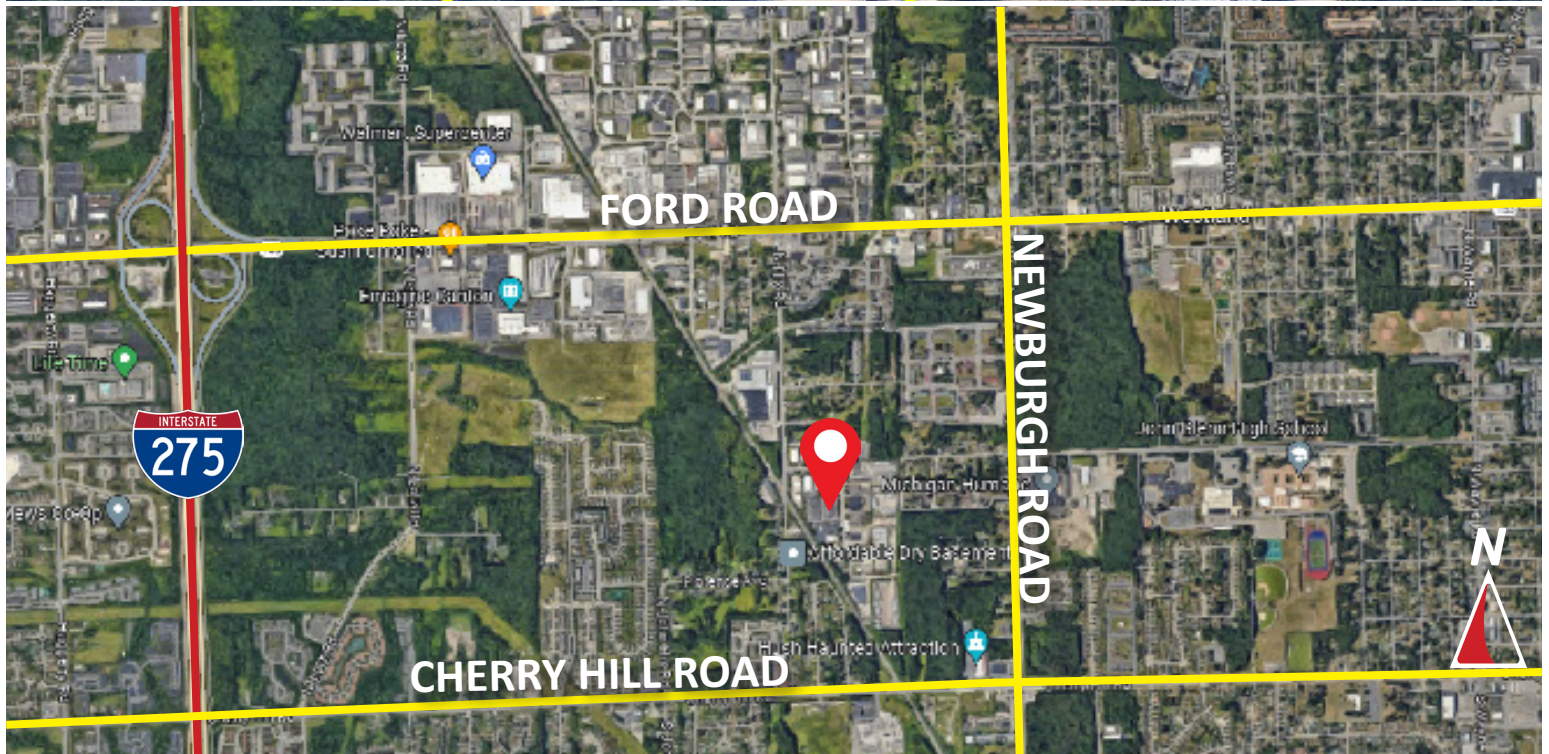
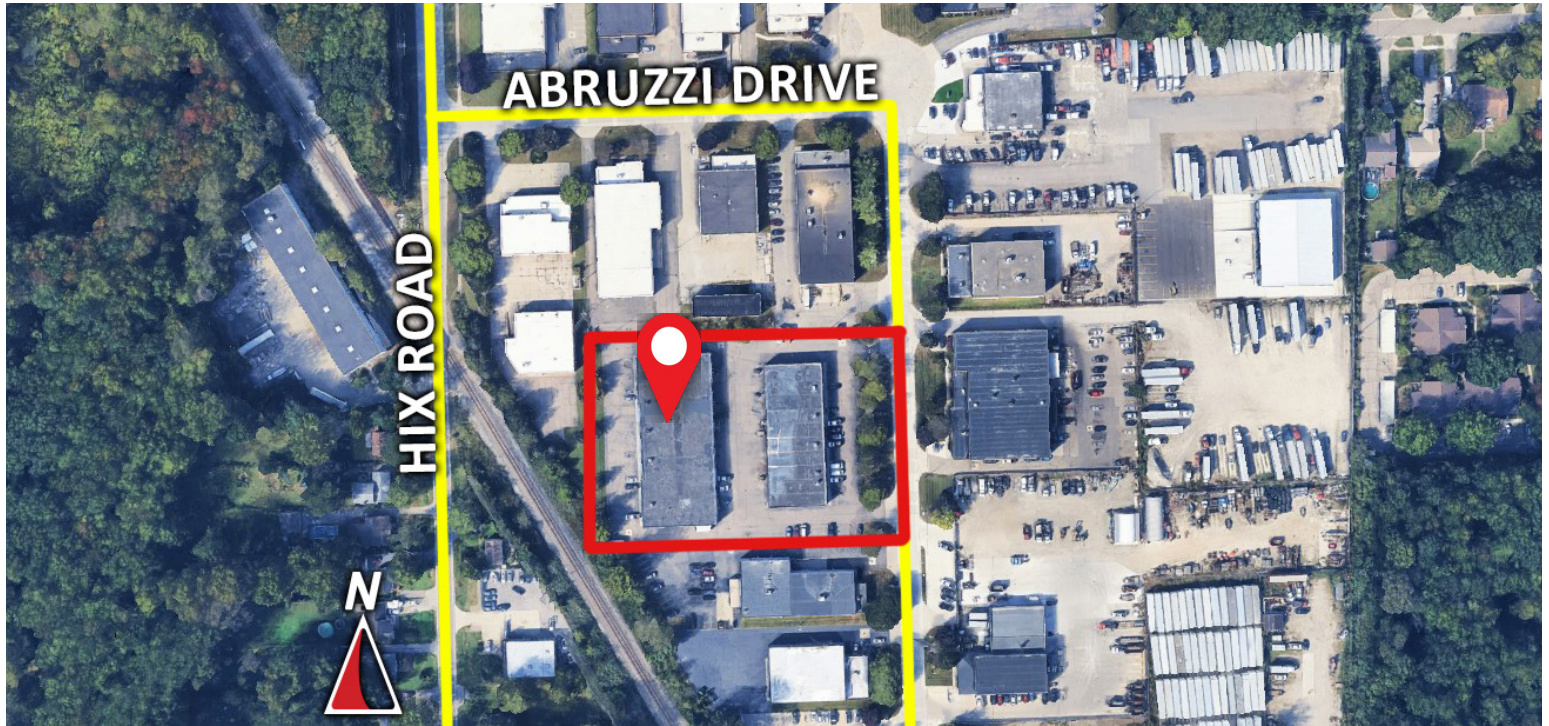
Jack Bushart
Senior Associate
Cell: 734.890.4609
jack@burgercollc.com

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.

FOR LEASE

38281 Abruzzi Drive
Westland, MI 48185

AERIALS



Burger & Company

248.536.2888
www.burgercollc.com

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

Nicolo Burger, SIOR, CCIM
Vice President
Cell: 810.224.8103
nic@burgercollc.com

Jack Bushart
Senior Associate
Cell: 734.890.4609
jack@burgercollc.com

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.