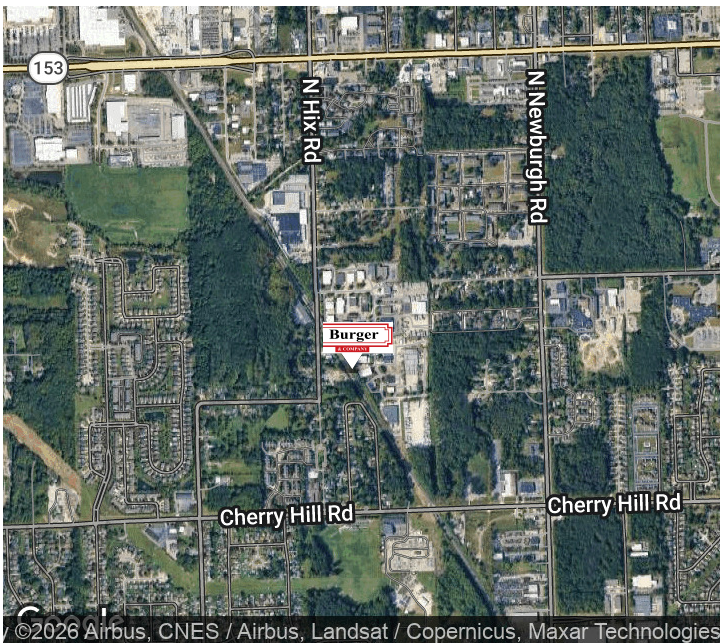


Burger

& COMPANY

FOR LEASE

38233 Abruzzi Drive
Westland, MI 48185
3,200 Square Feet



PROPERTY HIGHLIGHTS

- 3,200 square foot unit for lease
- Turn key unit featuring new LED lighting throughout, fresh paint in the office & warehouse, new LVT flooring in the office area
- Prime location with quick access to the Ford Road and I-275 interchange
- 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
- \$2,950 per month
- Immediate occupancy

Burger

& COMPANY

For More Information Please Contact:

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Vice President

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

FOR LEASE

38233 Abruzzi Drive
Westland, MI 48185



BUILDING SPECIFICATIONS

Location	Ford Road & Hix	Total Building Square Feet	16,000 SF
County	Wayne	Square Feet Available	3,200 SF
Zoning	I-1 Light Industrial	Office Square Feet	800 SF
Year Built	1985	Warehouse Square Feet	2,400 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	One (1)
Parking	Ample		

Description

- 3,200 square foot unit for lease
- Turn key unit featuring new LED lighting throughout, fresh paint in the office & warehouse, new LVT flooring in the office area
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Monthly	\$2,950.00
Lease Type	Modified Gross
Availability	Immediate Occupancy



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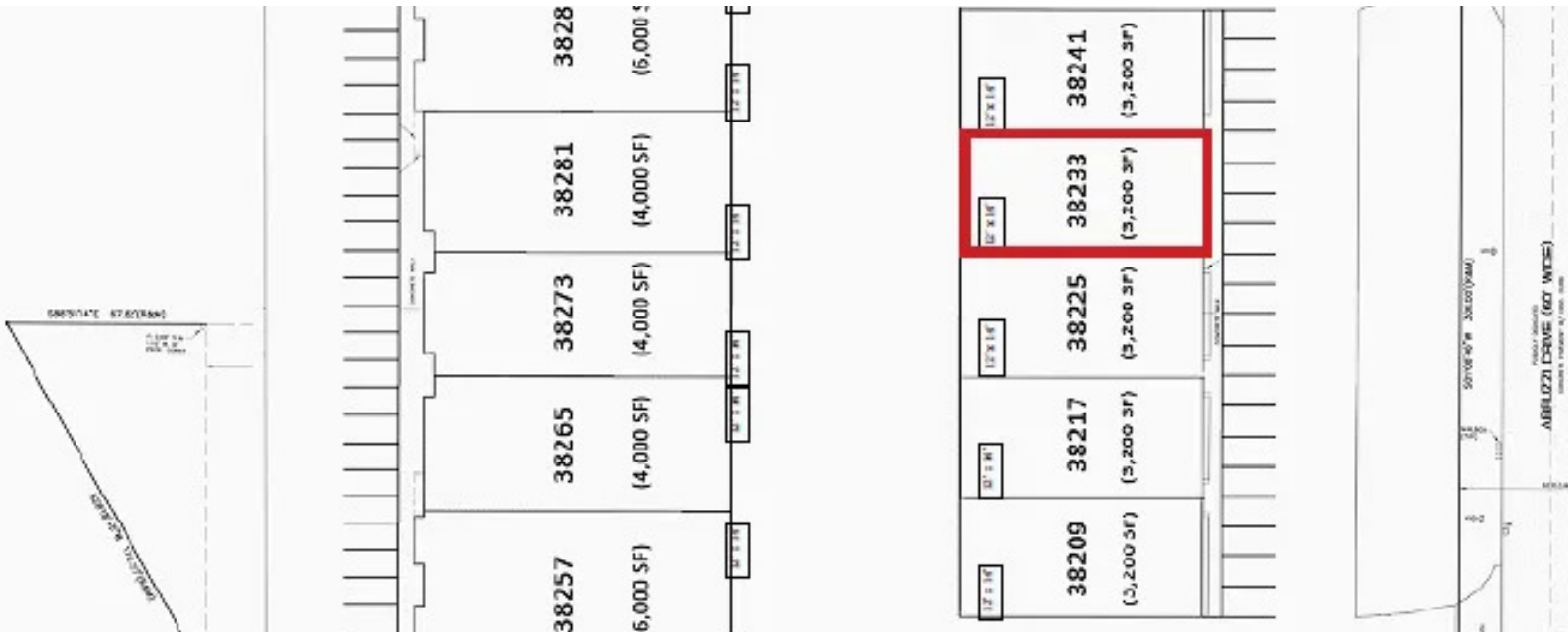
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FLOOR PLAN

WAREHOUSE
38'10" x 63'0"



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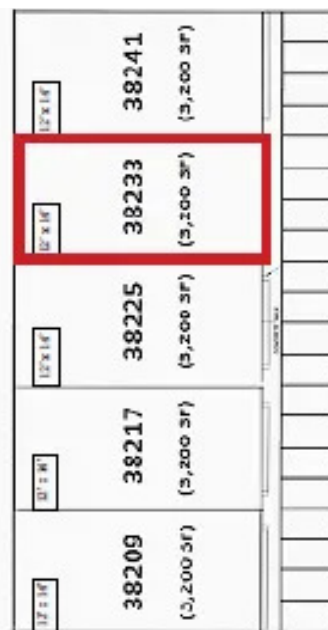
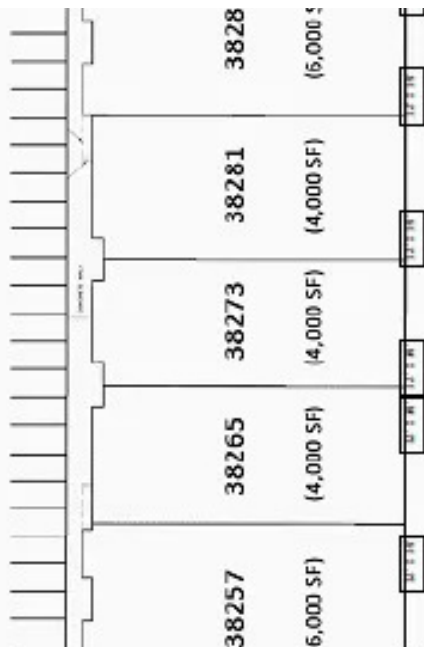
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SITE PLAN

WAREHOUSE
38'10" x 63'0"



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