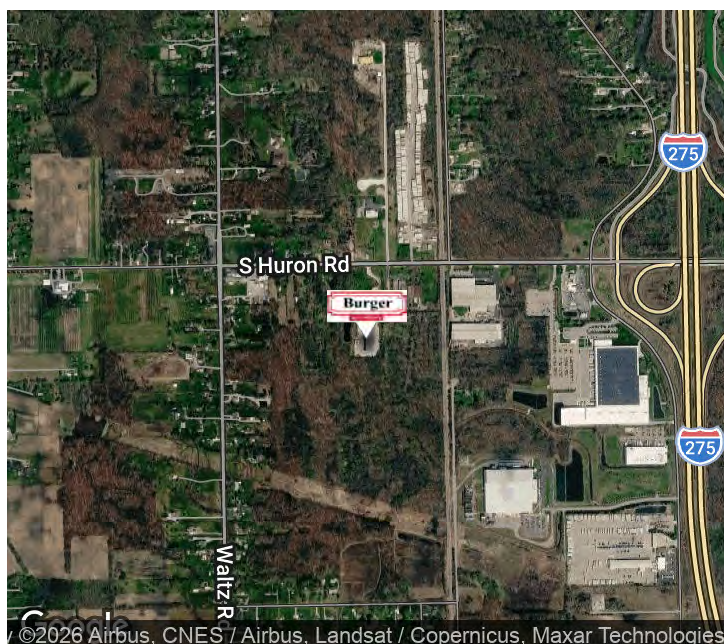




FOR SALE & LEASE

36543 S Huron Rd
New Boston, MI 48164
46,948 Square Feet



PROPERTY HIGHLIGHTS

- New to market! 46,948 Square foot property available for sale or lease
- Building sits on 19.70 acres zoned I-2 Heavy Industrial
- Located seconds to the I-275 interchange with close proximity to DTW
- Built in 2008 by D&G Construction
- Corporate image building featuring an elevator, training room, multiple restrooms and open office area
- Four (4) truckwells and multiple oversized grade level doors
- 27'-40' clear height
- Clear span warehouse with 88' of width
- Heavy power estimated to be 3 phase, 480 volt, 2,000 amp service
- Lease rate: \$6.95 square foot nnn
- Sale price: \$5,995,000



For More Information Please Contact:

Paul Burger, SIOR
President
Cell: 586.202.7800
paul@burgercollc.com

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

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

FOR SALE & LEASE

36543 S Huron Rd
New Boston, MI 48164



BUILDING SPECIFICATIONS

Location	S Huron & I-275	Total Building Square Feet	46,948 SF
County	Wayne	Office Square Feet	2,500 SF +/-
Zoning	I-2 Heavy Industrial	Warehouse Square Feet	44,448 SF
Lot Size	19.70 Acres	Year Built	2008
Construction	Block/Brick	Roof	Pitched Metal
Clear Height	27'-40'	Grade Level Doors	Multiple/Oversized
Cranes	Ability To Add!	Dock Doors	Four (4)
Lighting	LED	Power	3 Phase/480V/2,000 Amps
Sprinklers	Yes	Railroad	Possible/Boarders CSX Line
Parking	Ample	Signage	Yes
Freestanding	Yes	Restrooms	Yes
Property Taxes	\$2.08 SF (2026)		

DESCRIPTION

- New to market! 46,948 Square foot property available for sale or lease
- Building sits on 19.70 acres zoned I-2 Heavy Industrial
- Located seconds to the I-275 interchange with close proximity to DTW
- Built in 2008 by D&G Construction
- Corporate image building featuring an elevator, training room, multiple restrooms and open office area
- Four (4) truckwells and multiple oversized grade level doors
- 27'-40' clear height
- Clear span warehouse with 88' of width
- Heavy power estimated to be 3 phase, 480 volt, 2,000 amp service

Sale Price	\$5,995,000
Lease Rate	\$6.95/SF NNN
Monthly	\$27,190.71
Lease Type	Triple Net

Burger

& COMPANY

For More Information Please Contact:

Paul Burger, SIOR
President
Cell: 586.202.7800
paul@burgercollc.com

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

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

FOR SALE & LEASE

36543 S Huron Rd
New Boston, MI 48164

ADDITIONAL PHOTOS



Burger

& COMPANY

For More Information Please Contact:

Paul Burger, SIOR
President
Cell: 586.202.7800
paul@burgercollc.com

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

248.536.2888
www.burgercollc.com

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

FOR SALE & LEASE

36543 S Huron Rd
New Boston, MI 48164

ADDITIONAL PHOTOS



For More Information Please Contact:

Paul Burger, SIOR
President
Cell: 586.202.7800
paul@burgercollc.com

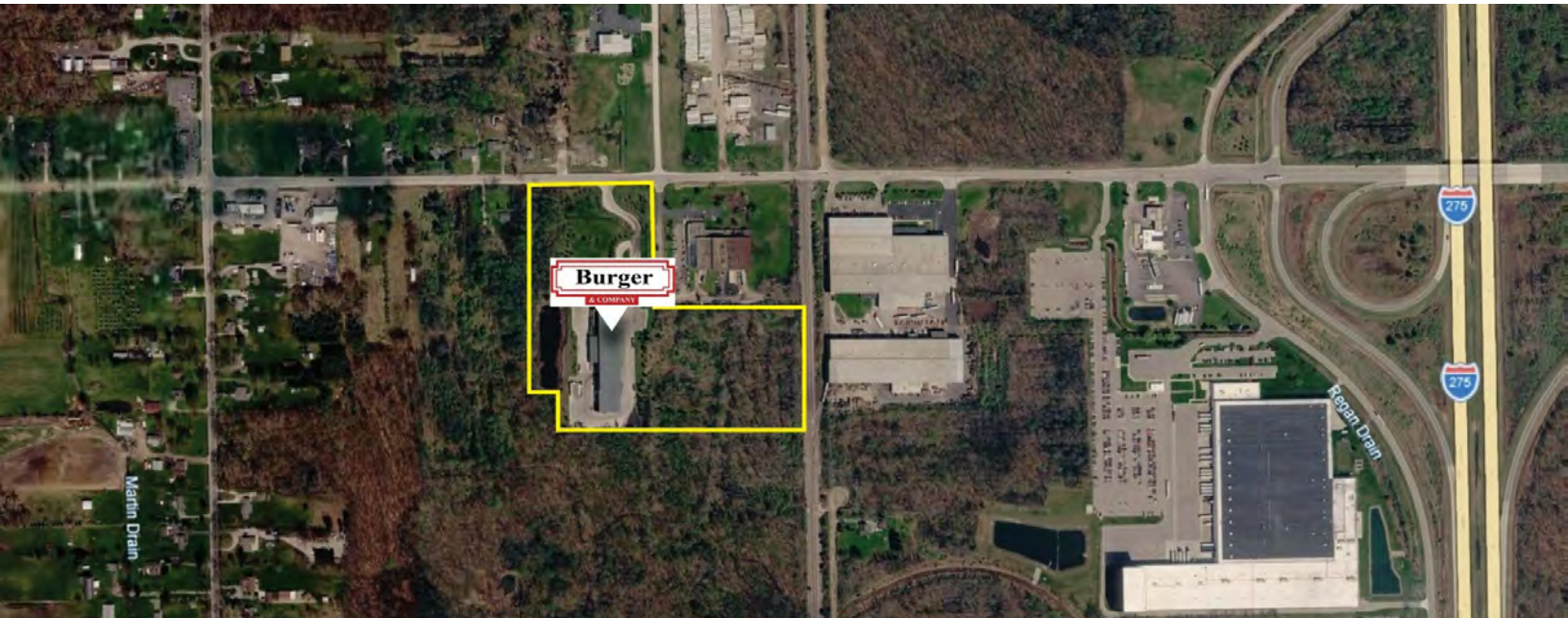
Nicolo Burger, SIOR, CCIM
Vice President
Cell: 810.224.8103
nic@burgercollc.com

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

FOR SALE & LEASE

36543 S Huron Rd
New Boston, MI 48164

LOCATION MAP



Burger

& COMPANY

For More Information Please Contact:

Paul Burger, SIOR
President
Cell: 586.202.7800
paul@burgercollc.com

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

248.536.2888
www.burgercollc.com

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