

111 JONES AVENUE
MONROE, MI 48161

INDUSTRIAL BUILDING FOR SALE & LEASE
8,870 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$795,000
Lease Rate:	\$5,995/month NNN
Available Space:	8,870 SF
Building Size:	8,870 SF
Number of Stories:	1
Year Constructed:	1930
Condition:	Good
Acreage:	0.44 AC
Land Dimensions:	321' x 60'
Closest Cross Street:	Monroe Street
County:	Monroe
Zoning:	Nonconforming
Parking:	9 car spaces and 4 trailer spaces
Curb Cuts:	One: Jones Avenue
Street:	2 lane, 2 way with center turn lane



For more information, please contact:

THOMAS FRITZ, CCIM
(734) 625 7100 or (419) 249 7070
tfritz@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
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BUILDING SPECIFICATIONS

Office Space:	1,610 SF (36' x 46')
Shop Space:	7,260 SF (60' x 121')
Mezzanine:	1,000 SF
Exterior Walls:	Block
Structural System:	Steel truss
Roof:	Barrel
Floors/Coverings:	Unknown
Ceiling Height:	14'
Basement:	No
Heating:	GFA & overhead heaters
Air Conditioning:	Central
Power:	480V
Security System:	Yes
Restrooms:	3
Overhead Doors:	3 (14')
Truck Well/Dock:	2
Sprinklers:	No
Signage:	Monument
Rail:	No
Cranes:	No
Floor Drains:	No
Lighting:	LED

BUILDING INFORMATION

Current Occupant:	Occupied
Occupancy Date:	Upon notice to current tenant
Sign on Property:	Yes
Showing Instructions:	Contact agent

LEASE DETAILS

Term:	60 months
Security Deposit:	\$10,000
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsibilities:	NNN Charges: Property Taxes, Building Insurance, CAM (Common Area Maintenance)

REAL ESTATE TAXES

Parcel ID Number:	58-55-39-00616-000
Total Annual Taxes:	\$8,822

UTILITIES

Electric:	DTE
Gas:	Michigan Gas
Water:	City of Monroe
Sanitary/Storm Sewer:	City of Monroe

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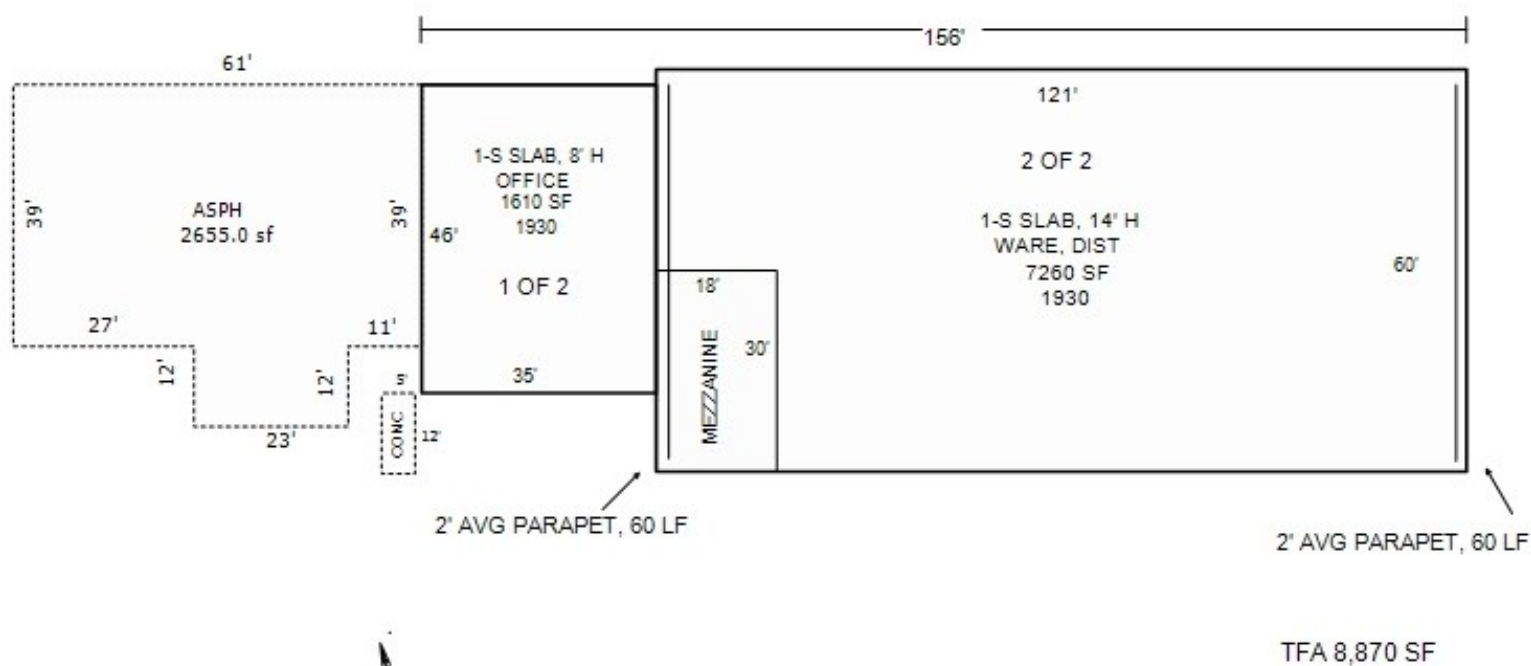
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Property Sketch



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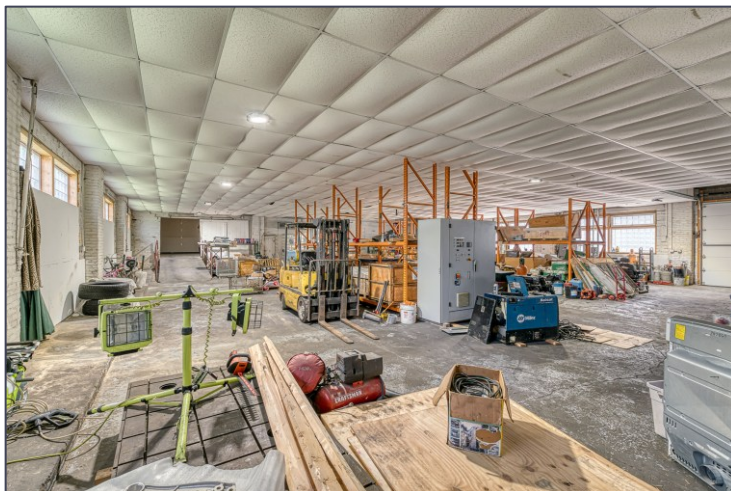
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Warehouse



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Office



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DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	10,158	\$58,328
3 MILE	38,918	\$63,786
5 MILE	38,918	\$68,898

TRAFFIC COUNTS (TWO-WAY)

1,488	Jones Avenue at Monroe Street
13,413	Monroe Street
1,196	Jones Avenue at LaPlaisance Road
2,653	LaPlaisance Road

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