

**INDUSTRIAL PROPERTY // FOR LEASE**

# 15,460 SF MANUFACTURING BUILDING 100% AC, HEAVY POWER, & TRUCK DOCK

38451 WEBB DR

WESTLAND, MI 48185



- 16,260 SF Manufacturing Building
- 2,160 SF Office
- 100% AC throughout
- 5 Ton Crane, 17' Clear Height. 47' Column Spacing
- 12' x 14' Overhead Door and One (1) Truckwell
- 1200 Amp / 220 Volt Heavy Power
- 200' of Buss Duct, 100% Fire Suppression
- Great location just north of Ford Rd, close to I-275



26555 Evergreen Road, Suite 1500

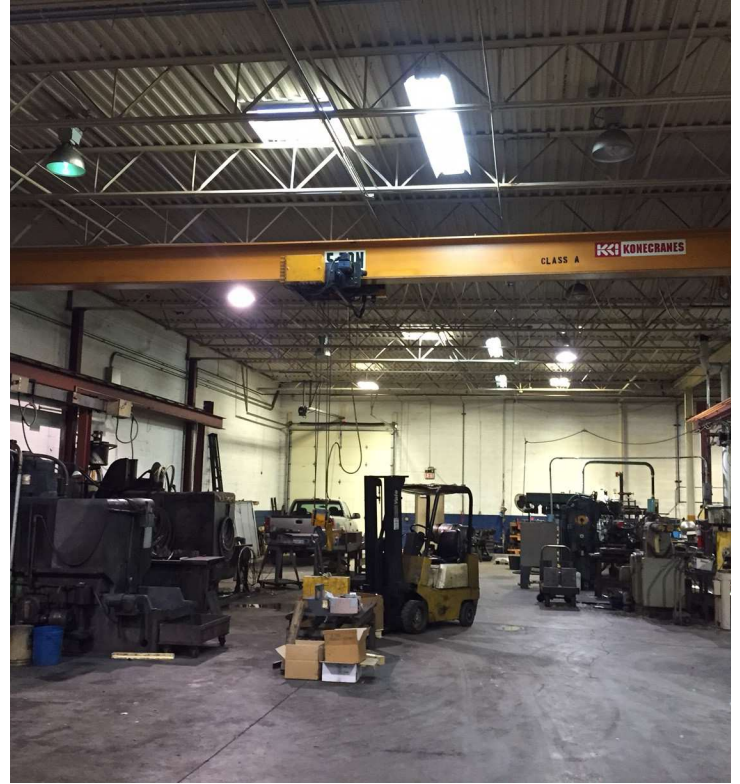
Southfield, MI 48076

248.358.0100

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# EXECUTIVE SUMMARY



<b>Lease Rate</b>	<b>\$9 SF/YR (NNN)</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	16,260 SF
<b>Available SF:</b>	16,260 SF
<b>Lot Size:</b>	0.8 Acres
<b>Year Built:</b>	1988
<b>Zoning:</b>	Light Industrial
<b>Market:</b>	Detroit
<b>Submarket:</b>	Southern I-275 Corridor

## PROPERTY OVERVIEW

Introducing 38451 Webb Dr in Westland, MI, a prime leasing opportunity that offers 16,260 SF of manufacturing space complemented by a 2,160 SF office area. This property boasts 100% AC throughout, a 5-ton crane, and a 17' clear height, making it an ideal space for various industrial and manufacturing operations. With features like a 47' column spacing, a 12' x 14' overhead door, one (1) truckwell, 1200 Amp / 220 Volt heavy power, 200' of buss duct, and 100% fire suppression, this facility is designed to meet the rigorous demands of modern businesses. Don't miss the chance to make this impressive property the new home for your operations.

## LOCATION OVERVIEW

Great location just north of Ford Road and minutes from I-275. Surrounding the area, you'll find a network of key amenities and services essential for industrial and manufacturing operations, including nearby suppliers, transportation hubs, and skilled workforce resources. Positioned within reach of major highways and logistical infrastructure, the location is primed for business growth and efficiency. With close proximity to Detroit, tenants at this location can tap into a robust regional network for supply chain optimization and business expansion.

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## INDUSTRIAL DETAILS

<b>Property Type:</b>	Manufacturing
<b>Building Size:</b>	16,260 SF
<b>Space Available:</b>	16,260 SF
<b>Shop SF:</b>	14,100 SF
<b>Office SF:</b>	2,160 SF
<b>Occupancy:</b>	Immediate
<b>Zoning:</b>	Light Industrial
<b>Lot Size:</b>	0.8 Acres
<b>Parking Spaces:</b>	35
<b>Fenced Yard:</b>	No
<b>Trailer Parking:</b>	Yes
<b>Year Built / Renovated:</b>	1988
<b>Construction Type:</b>	Masonry
<b>Clear Height:</b>	17'
<b>Overhead Doors:</b>	One (1) 12' W x 14' H
<b>Truckwells/Docks:</b>	Yes, Truck Dock Ramp
<b>Cranes:</b>	One (1) 5-ton crane
<b>Column Spacing:</b>	47' x 47'
<b>Power:</b>	1,200 AMP, 220 Volt
<b>Buss Duct:</b>	200'
<b>Air Conditioning:</b>	Yes, 100% AC throughout
<b>Heat Type:</b>	Gas Blower
<b>Lighting:</b>	Metal Halide
<b>Sprinklers:</b>	100% Fire Suppression
<b>Exhaust Fans:</b>	Yes
<b>Taxes:</b>	\$21,725.88



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

**John T. Arthurs** PARTNER

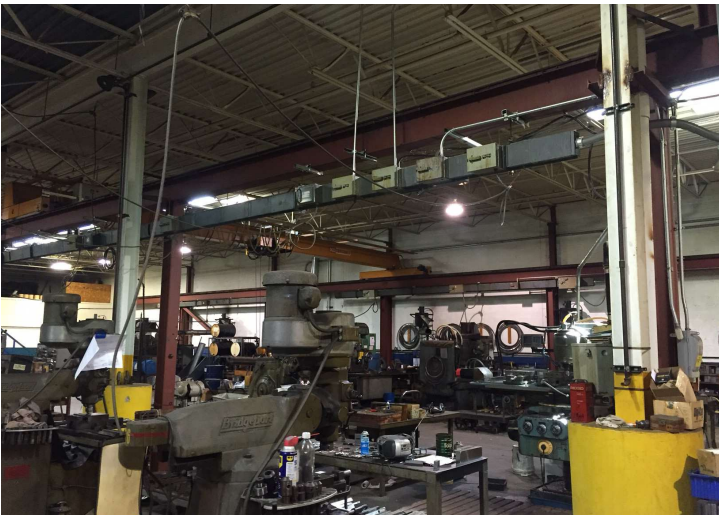
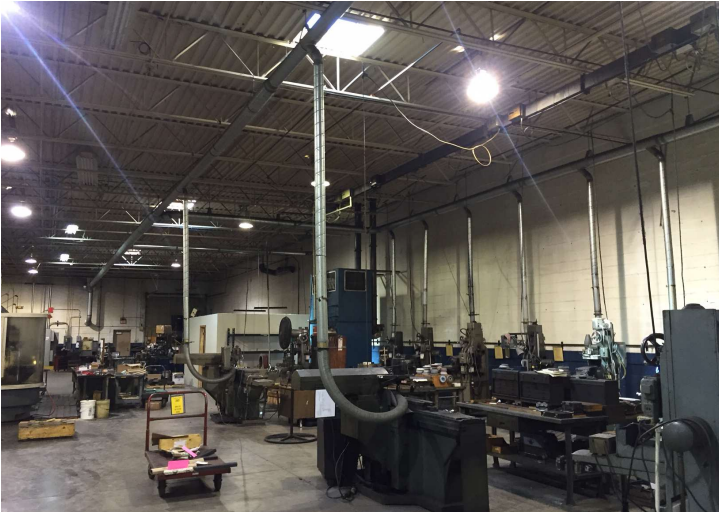
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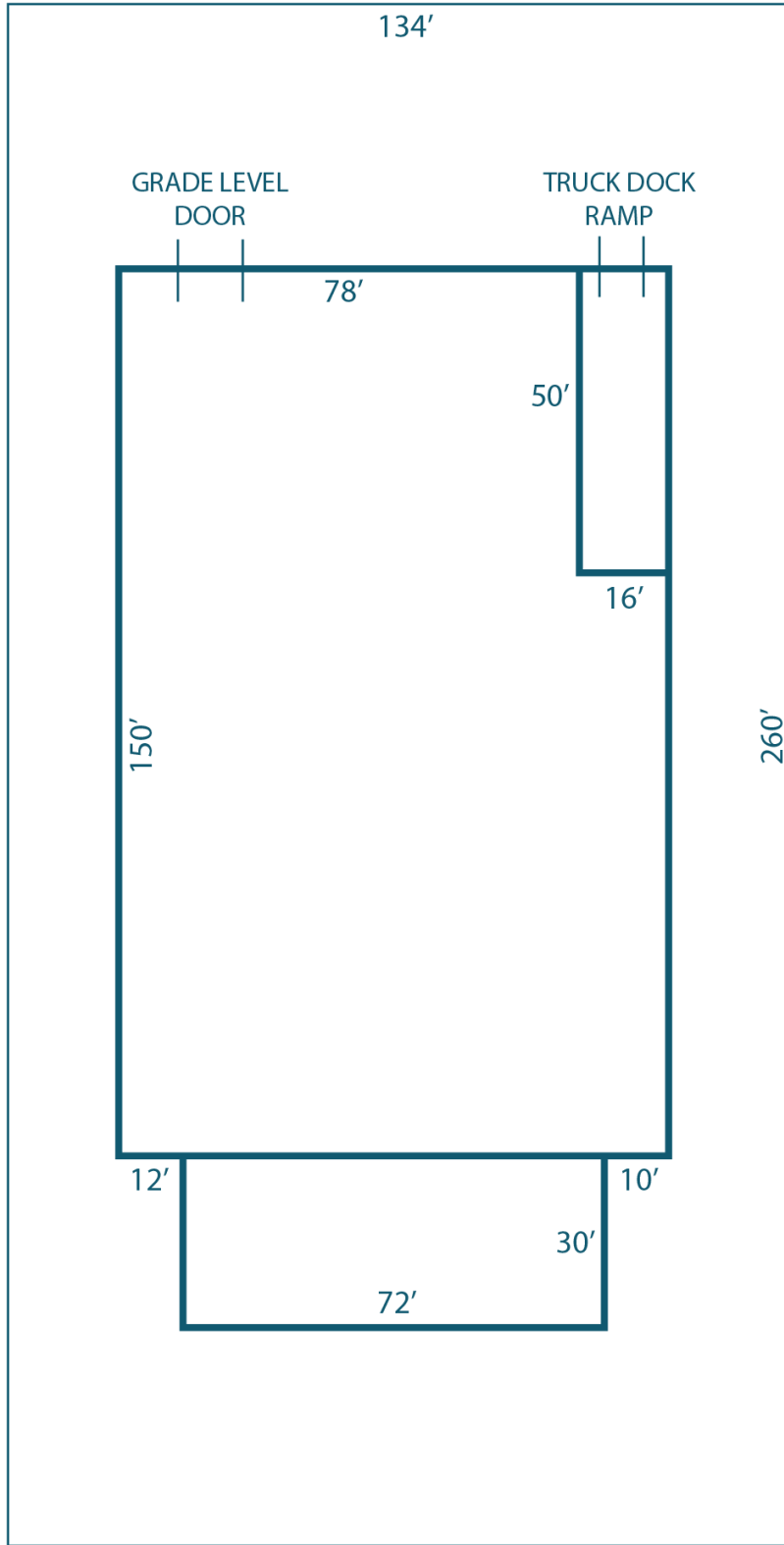
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# ADDITIONAL PHOTOS



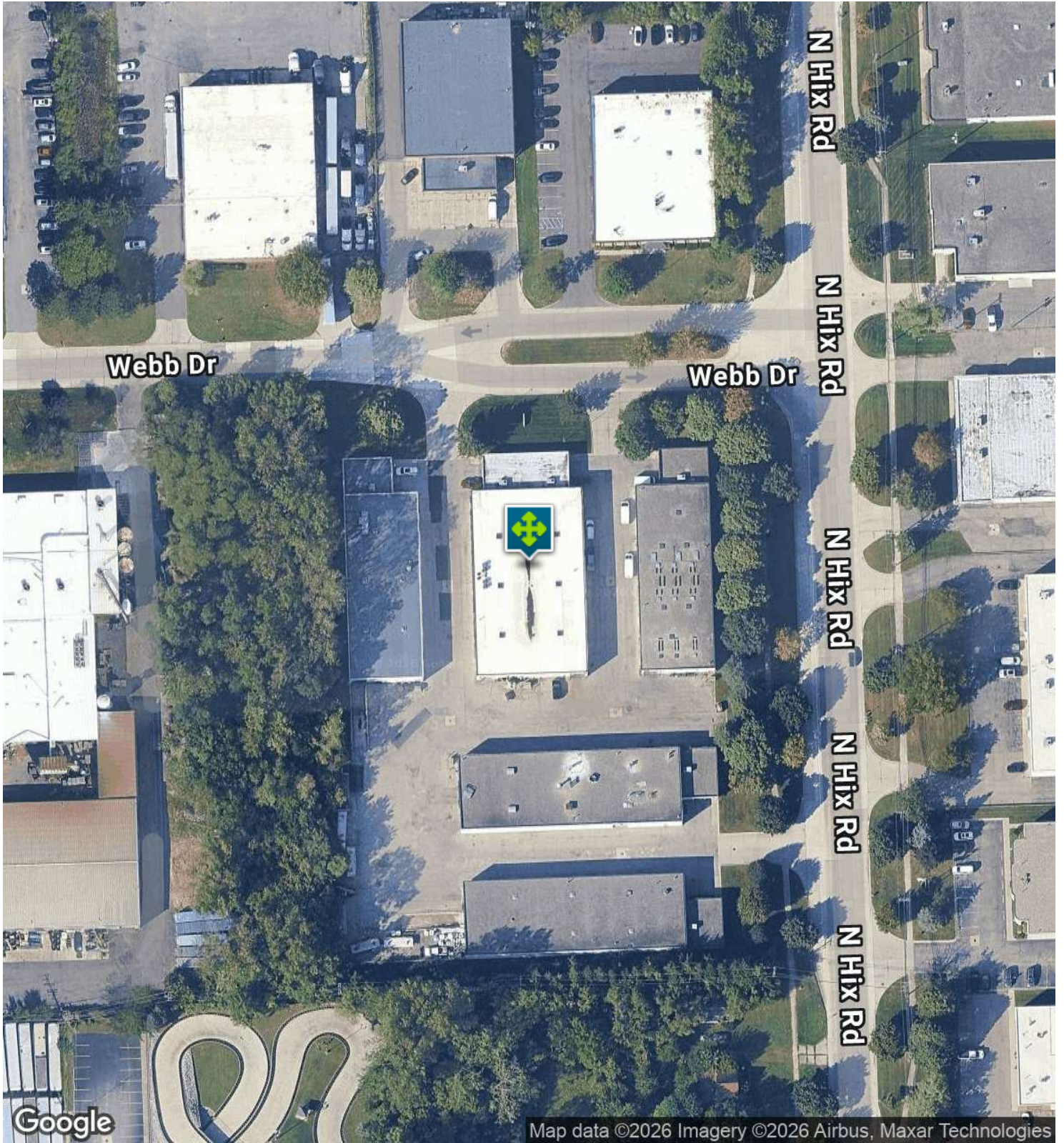
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# FLOOR PLANS



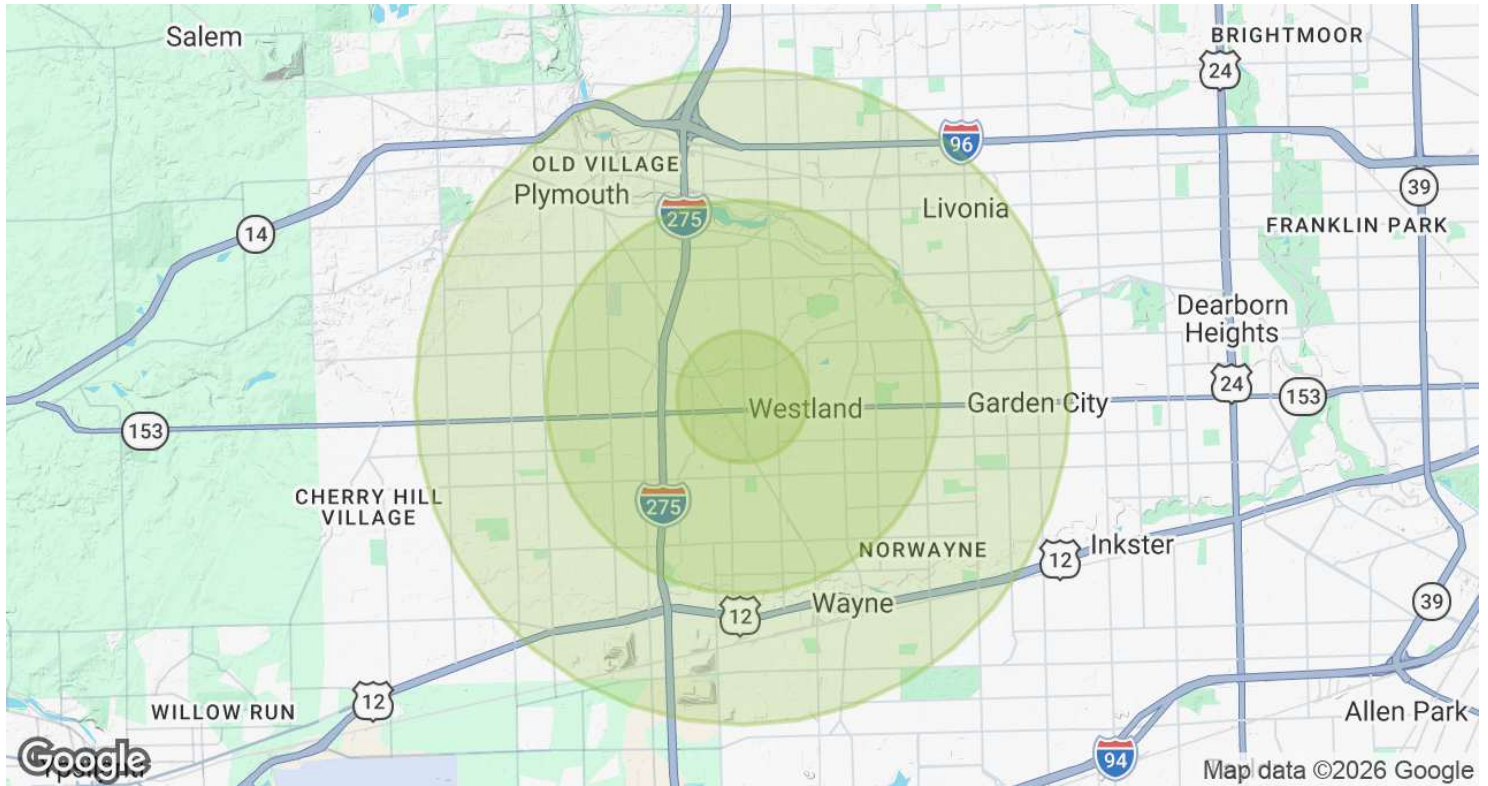
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# AERIAL MAP





# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	6,946	95,787	248,068
<b>Average Age</b>	40.2	38.0	38.7
<b>Average Age (Male)</b>	39.8	37.1	37.5
<b>Average Age (Female)</b>	40.5	38.5	39.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	3,087	39,906	98,321
<b># of Persons per HH</b>	2.3	2.4	2.5
<b>Average HH Income</b>	\$56,853	\$63,449	\$68,035
<b>Average House Value</b>	\$163,923	\$172,643	\$176,191

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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PARTNER

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