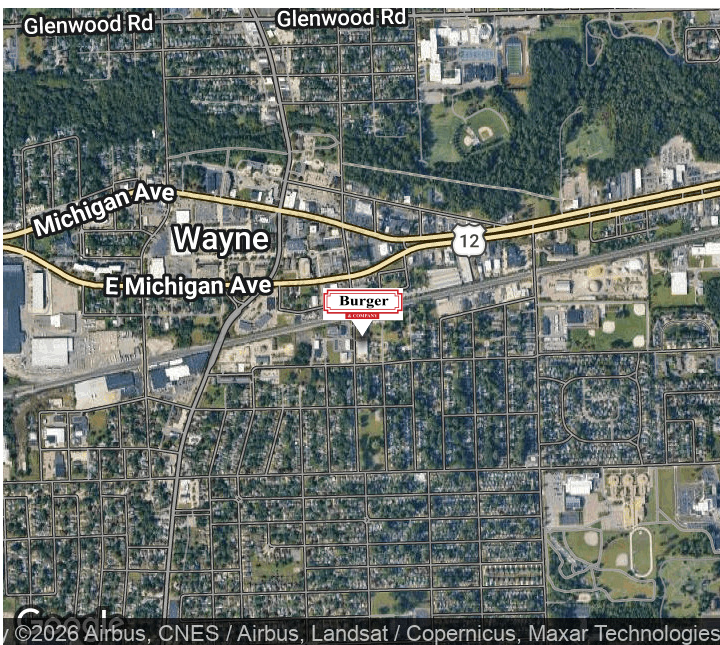




# FOR SALE

4045 2nd St  
Wayne, MI 48184  
15,425 Square Feet



## PROPERTY HIGHLIGHTS

- 15,425 Square Foot Industrial Building For Sale
- Centralized Location With Quick Access To Michigan Ave, I-275, I-94, Telegraph And Ford Road
- Great Wholesale And Distribution Building
- One (1) Truckwell With Load Leveler
- Three (3) 12'X10' Grade Level Doors
- 1.14 Acre Fenced Lot
- 12'6" Clear Height
- Three (3) One (1) Ton Cranes
- Building Is Currently Leased To Unistrut Until 8/31/2026
- Sale Price: \$1,249,425 / \$81.00 SF



For More Information Please Contact:

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

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## BUILDING SPECIFICATIONS

<b>Location</b>	Michigan Ave / Wayne Road	<b>Total Building Sq. Ft.</b>	15,425 SF
<b>County</b>	Wayne	<b>Office Sq. Ft.</b>	2,180 SF
<b>Zoning</b>	(IND-1) Light Industrial	<b>Warehouse Sq. Ft.</b>	13,245 SF
<b>Lot Size</b>	1.14 Acres	<b>Year Built</b>	1952 / 1978

<b>Construction</b>	Brick / Block	<b>Grade Level Doors</b>	Three (3) 12'x10'
<b>Clear Height</b>	12'6"	<b>Dock Doors</b>	One (1)
<b>Cranes</b>	Three (3) 1 Ton	<b>Power</b>	3 Phase
<b>Lighting</b>	Fluorescent	<b>Railroad</b>	Yes
<b>Heating</b>	Radiant Tube	<b>Signage</b>	Yes
<b>Parking</b>	Ample	<b>Restrooms</b>	Three (3)
<b>Floors</b>	Concrete	<b>Property Taxes</b>	\$11,986.42 (2025)
<b>Freestanding</b>	Yes		

## DESCRIPTION

- 15,425 square foot industrial building for sale
- Centralized location with quick access to Michigan Ave, I-275, I-94, Telegraph and Ford Road
- Great wholesale and distribution building
- One (1) truckwell with load leveler
- Three (3) 12'x10' grade level doors
- 1.14 acre fenced lot
- 12'6" clear height
- Three (3) one (1) ton cranes
- Building is currently leased to Unistrut until 8/31/2026

**Sale Price** \$1,249,425.00  
**Availability** September 1, 2026

**Burger**

& COMPANY

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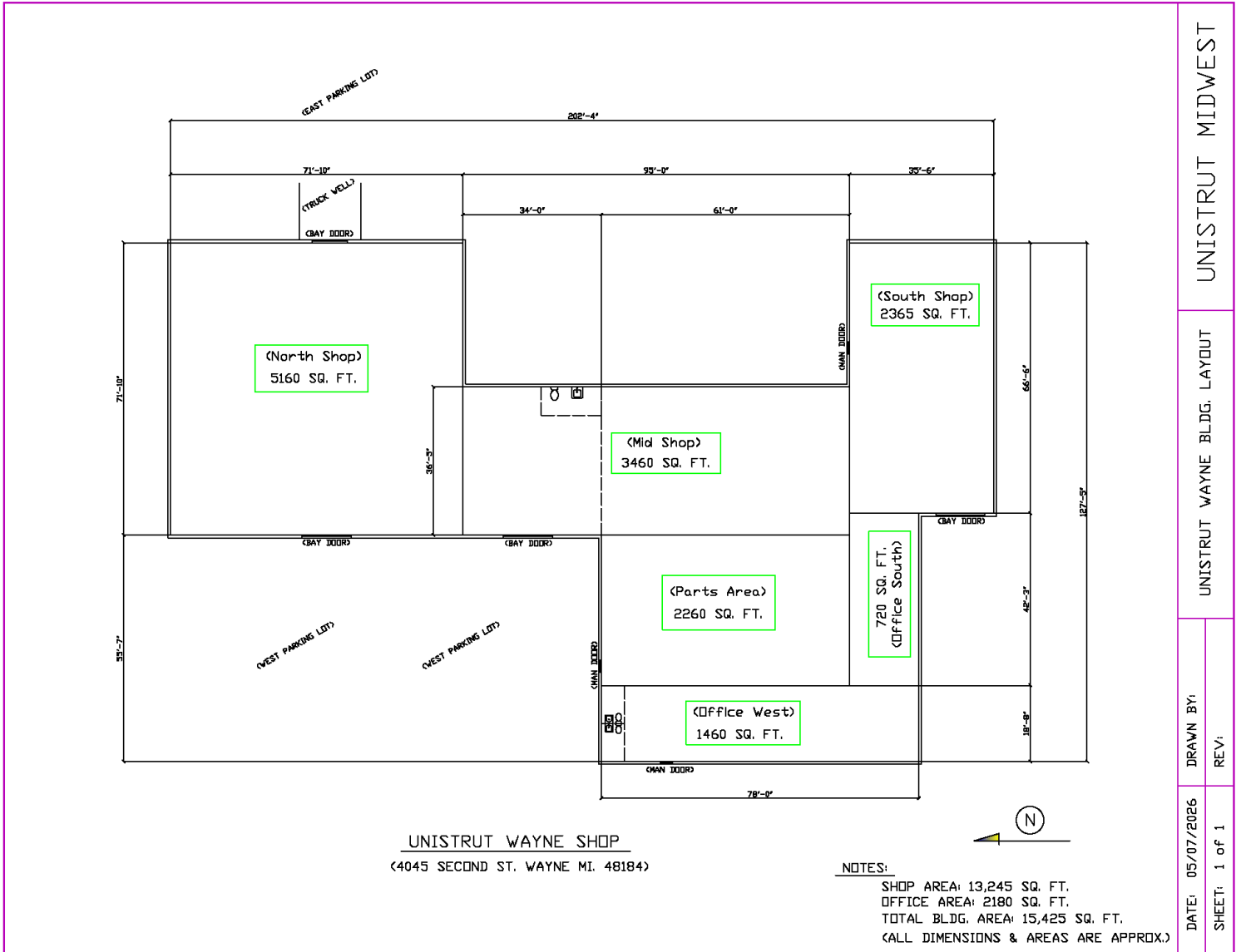
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## FLOOR PLAN



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