

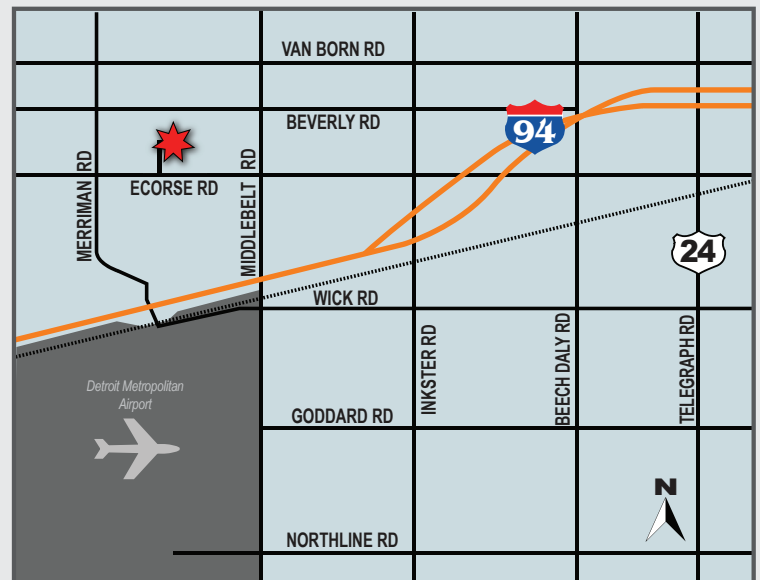
FOR LEASE

6775 BRANDT
ROMULUS, MICHIGAN



PROPERTY FEATURES

- +/-52,700 SF Total
- +/-4,700 SF Office
- +/-5-Acre Site
- Two Truckwells
- 19' Clear Warehouse
- New Roof in 2013



FOR DETAILS CONTACT

Jon Savoy, CCIM, SIOR
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(248) 567-8000

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



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26211 Central Park Blvd., Suite 612 | Southfield, Michigan 48076 | 248.351.3500 | lee-associates.com



6775 Brandt, Romulus, MI 48174


Property Type: Industrial
Available SF: 52,700
Land Size (Acres): 5.06
Market: SE Michigan
Submarket: Metro Airport District
County: Wayne

Availability Details

Available SF:	52,700	Transaction Type:	Lease
Industrial SF:	48,000	Asking Lease Rate:	\$4.95 Per SF NNN
Office SF:	4,700		

Comments

Availability Comments: IMMEDIATE OCCUPANCY!! This building has 6,000 square feet of concrete load bearing mezzanine space. Roof was replaced in December 2013. The building has expansion area in the rear of the property.

Winter Taxes 2017 - \$5,730, Summer Taxes 2018 - \$22,927.32 / Total \$28,657.32 (0.55 Cent PER SF)

Building & Construction Details

Construction Status:	Existing	Year Built:	1976	Roof Type:	
Building Class:	B	Year Refurbished:		Roof Age:	2013
Spec/BTS:		Floors:	1	Floor Type:	Concrete
Primary Use:	Warehouse	Multi-Tenant:	No	Sprinkler:	Lawn
Secondary Use:	Manufacturing	Construction Type:	Masonry	Security:	Yes
Flex:	Yes				
# of Buildings:	1				
Elevator Comments: No Elevators					

Clearance, Dock & Door

Ceiling Height: 19"	# GL/DID: 1	# Int. Docks: 0
Bay/Column Size(WxD):	GL/DID Dim.(HxW): 12'x14'	# Int. Levelers:
Column Spacing:	# DH/Truck-Level Doors: 2	# Ext. Docks: 0
	# Rail Doors: 0	# Ext. Levelers: 2
	Total Doors: 3	Cross-docked: No

Loading & Door Comments:
Parking

# Spaces: 60	# Covered Spaces:	# Uncovered Spaces:
Parking Ratio:	Monthly Rate:	Monthly Rate (\$):

Parking Comments: There is additional land area to increase parking area.

Site

Land Size (Acres): 5.06	Lot Dimensions (LxW):	Zoning: M-1
Land SF: 220,414	Floodplain: No	Site Condition/Quality:
Land Usable Acres:	Density:	Topography: Flat
Land Usable SF:	Permitted FAR:	Site Shape: Rectangular
Max Contiguous SF:	Development Capacity:	Access: Brandt Street
Max Contiguous Acres:	Yard Type:	Visibility: Brandt Street
Permitted SF:	Yard SF:	Frontage: 600'
Buildable SF:		

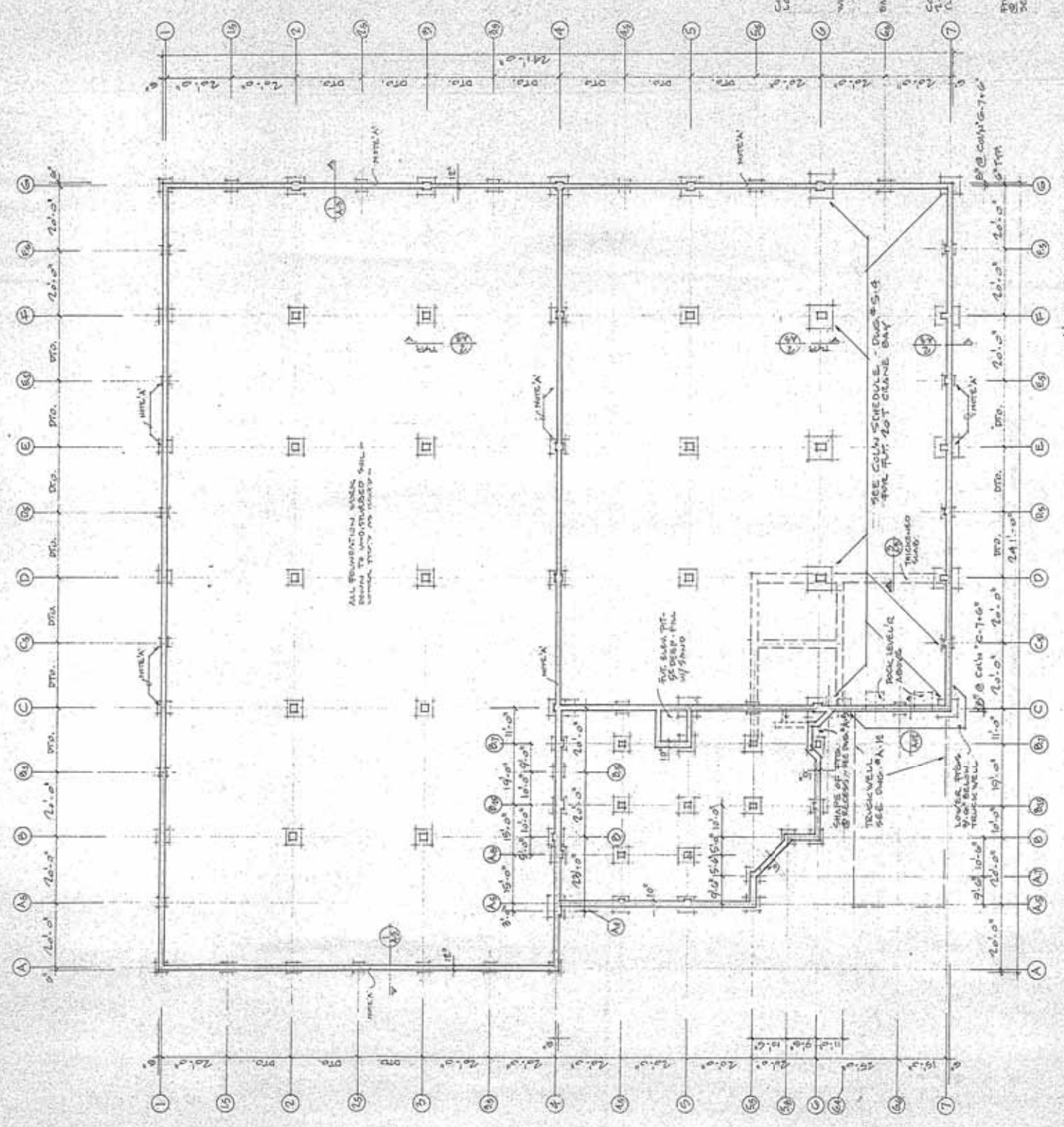
Additional Site/Parcel Information Comments: Parcel Identification Number: 80-007-02-0021-300

Frontage Traffic Count Comments:
Utilities

Gas: Natural	Power: Minimal	Phone: Yes
Water: City	Amps:	Cable: Yes
Sewer: City	Volts:	Broadband:
	Phase:	Broadband Supplier:
	Power Supplier: DTE Energy	

Utilities Comments:
Contacts for this Availability

Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates of MI	Jon Savoy	248.567.8000	jon.savoy@lee-associates.com



ALL FOUNDATIONS SHALL BE BUILT TO UNIFORM GRADE

SEE COLM SCHEDULE FOR CRANE BAY

TRUCK WELLS SEE DWG. A-10

Multiple designed for ultimate soil pressure of 3000 p.s.f. @ 10' depth.

FOUNDATION WORK

SCALE 1/16" = 1'-0"





121.8 ft

686.2 ft

123.4 ft

456.6 ft

Perimeter: 1145 ft
Area: 54680 sqft

444.2 ft

443.4 ft

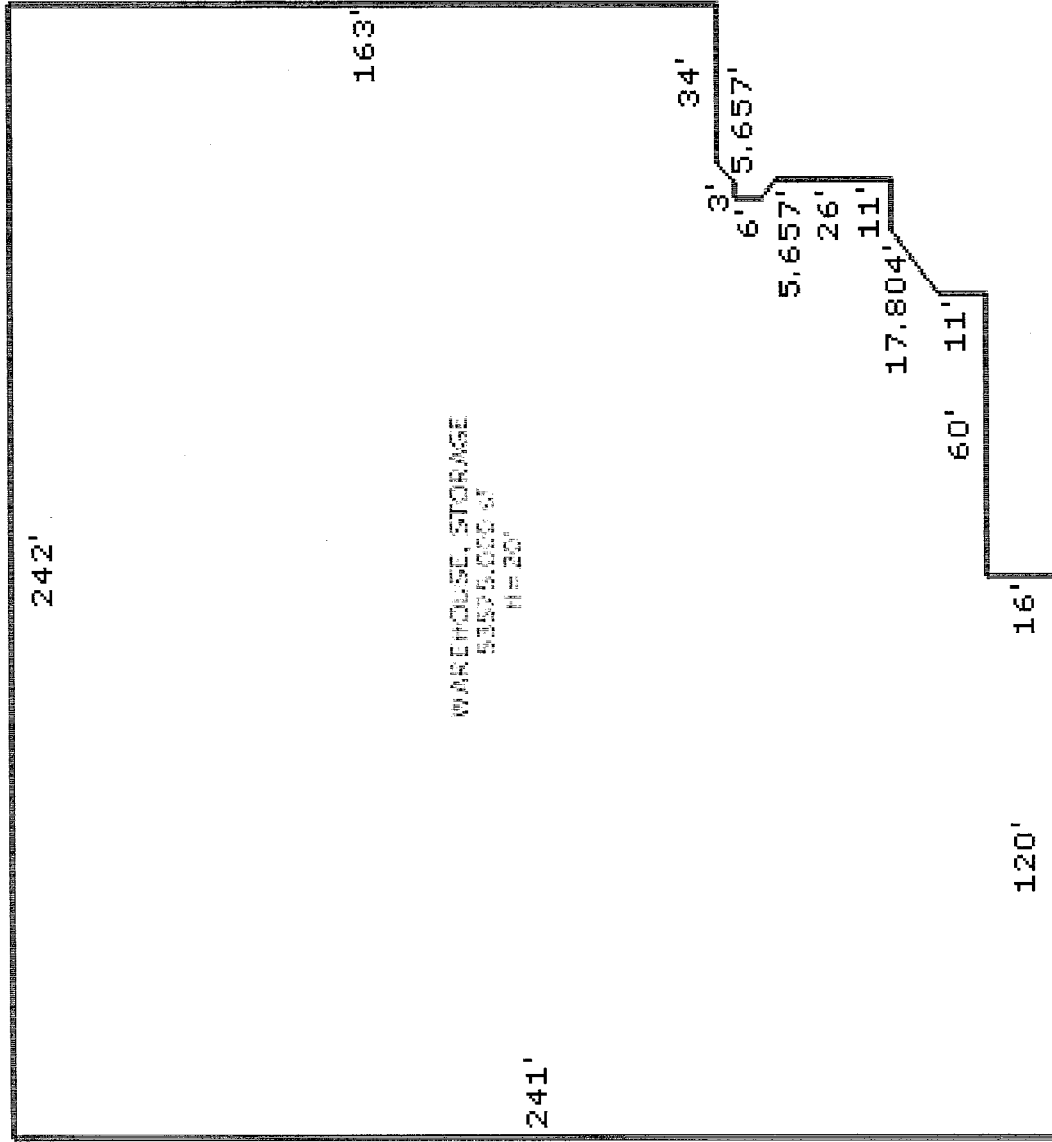
23.31 ft 58 ft 7.14 ft 3.64 ft 75 ft

119.5 ft

Brandt St

Brandt St

St



JEN 2/16/02