

FOR SALE

1601 Wanda St.
Ferndale, Michigan



Total SF: 33,641
Zoning: I-2 Industrial
Whse/Resch/BTS: Whse/Office
Crossroads: 9 Mile and Hilton

Min. SF: 33,641
Acreage: 1.60
Multi/Free: Free



Industrial Building

OFFICE

Office SF: 5,761/SF lunchroom, conf and restrooms included in square footage

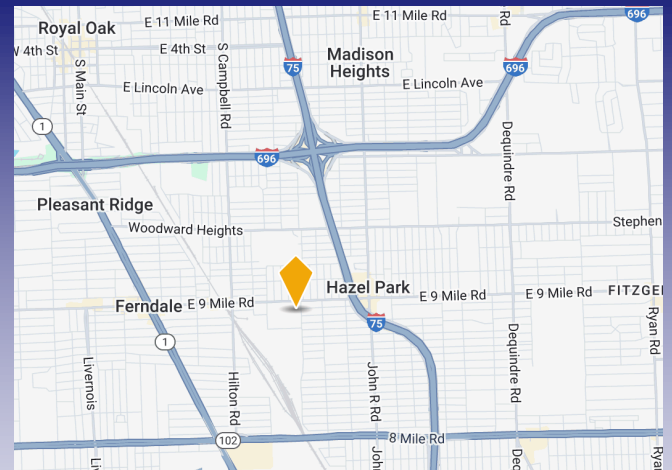
COMMENTS:

Mezzanine storage above office not counted in the overall square footage

Shop SF: 27,880 SF
Dimensions: TBD
Clearance: 12'-21"
Floor Drains: Yes
Sprinklers: No
Roof: TBD
Parking: Min 48 spaces
Bld. Age: 1951/Reno 1989
Buss Duct: Yes

Grade Doors: One (1) 12x14
One (1) 14 x 14
Bay Sizes: 40 x 20
Cranes: Three/5-10 Ton Cranes
Under Hook: 13'-18'
Heating: Radiant & Forced Air
Railroad: No
Power: Dual Feed; Heavy Power
Docks: None, but foundation exists of previous dock

Lavs: Men's shop area restroom and Two (2) Unisex Restrooms in the office area



**For Further Information
Please Contact:**

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Lease Rate: NFL
Lease/Month: NFL

Asking Price: \$2,399,000.00
Price/PSF: \$71.31/FT

Terms: TBD
Taxes/PSF: \$.51 PSF