

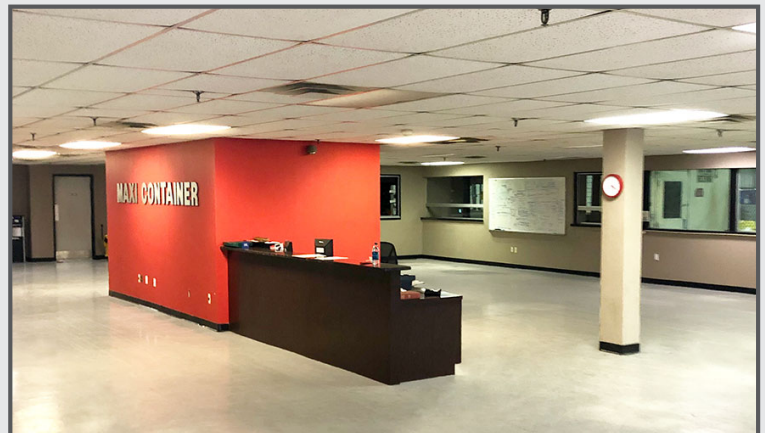
FOR SALE OR LEASE

7010 MIDDLEBELT ROAD
ROMULUS, MICHIGAN



PROPERTY FEATURES

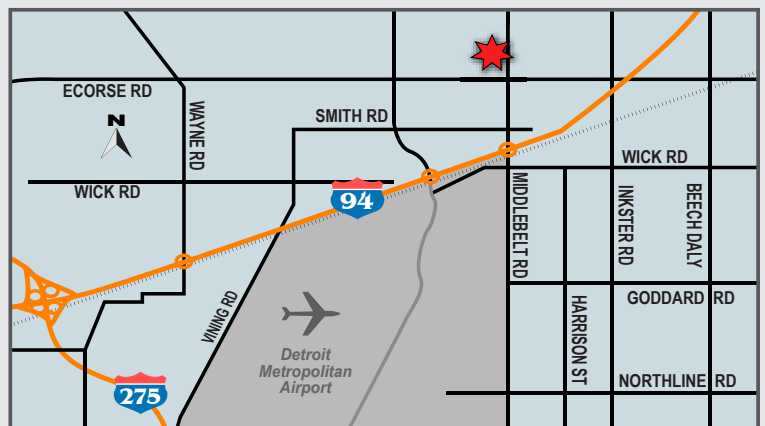
- 17,308-34,615 SF with 6,615 SF Showroom
- 28 Exterior Docks with Cross-Docked Layout
- 1 Mile from I-94 & I-275 Interchange
- Fenced Lot with Outdoor Storage
- Trailer Parking Permitted



FOR DETAILS CONTACT

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Larry Kelly
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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.

FOR SALE OR LEASE

7010 MIDDLEBELT ROAD
ROMULUS, MICHIGAN

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



FOR DETAILS CONTACT

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



7010 Middlebelt, Romulus, MI 48174


Property Type: Industrial
Available SF: 17,308 - 34,615
Land Size (Acres): 4.39
Market: SE Michigan
County: Wayne

Availability Details

| | | | |
|-----------------------|-----------------|----------------------------|------------------------------|
| Available SF: | 17,308 - 34,615 | Transaction Type: | Sale/Lease |
| Industrial SF: | 28,000 | Asking Sale Price: | \$1,550,000 - \$44.78 PER SF |
| Office SF: | 6,615 | Asking Lease Rate:: | \$5.04 PER SF NNN |

Comments

Availability Comments: Warehouse/distribution facility with easy access to freeways. Located near Detroit Metro Airport and 1 mile from the I-94 & I-275 interchange. Cross-docked. Trailer parking permitted. Fenced lot with outdoor storage. Main road frontage.

Building & Construction Details

| | | | | | |
|-----------------------------|------------------------|---------------------------|---------|--------------------|----------|
| Construction Status: | Existing | Year Built: | 1979 | Roof Type: | Membrane |
| Building Class: | C | Year Refurbished: | | Roof Age: | |
| Spec/BTS: | | Floors: | 1 | Floor Type: | Concrete |
| Primary Use: | Industrial | Multi-Tenant: | No | Sprinkler: | Yes |
| Secondary Use: | Warehouse/Distribution | Construction Type: | Masonry | Security: | |
| Flex: | No | | | | |
| # of Buildings: | | | | | |
| Elevator Comments: | | | | | |

| Clearance, Dock & Door | | | |
|--------------------------|-----|-------------------------|------|
| Ceiling Height: | 16' | # GL/DID: | 1 |
| Bay/Column Size(WxD): | | GL/DID Dim.(HxW): | 14x9 |
| Column Spacing: | | # DH/Truck-Level Doors: | |
| | | # Rail Doors: | |
| | | Total Doors: | 1 |
| # Int. Docks: | | # Int. Levelers: | |
| # Ext. Docks: | 28 | # Ext. Levelers: | 28 |
| Cross-docked: | No | | |
| Loading & Door Comments: | | | |

| Parking | | |
|---------------------|----|--------------------|
| # Spaces: | 63 | # Covered Spaces: |
| Parking Ratio: | | Monthly Rate: |
| # Uncovered Spaces: | | Monthly Rate (\$): |
| Parking Comments: | | |

| Site | | | |
|--|---------|-------------------------|----------------|
| Land Size (Acres): | 4.39 | Lot Dimensions (LxW): | 337x573 |
| Land SF: | 191,228 | Floodplain: | |
| Land Usable Acres: | | Density: | |
| Land Usable SF: | | Permitted FAR: | |
| Max Contiguous SF: | | Development Capacity: | |
| Max Contiguous Acres: | | Yard Type: | |
| Permitted SF: | | Yard SF: | |
| Buildable SF: | | Zoning: | M-1 |
| | | Site Condition/Quality: | |
| | | Topography: | Flat |
| | | Site Shape: | |
| | | Access: | Middlebelt Rd. |
| | | Visibility: | Excellent |
| | | Frontage: | Yes |
| Additional Site/Parcel Information Comments: Parcel Identification Number:80-008-01-0035-002 | | | |
| Frontage Traffic Count Comments: | | | |

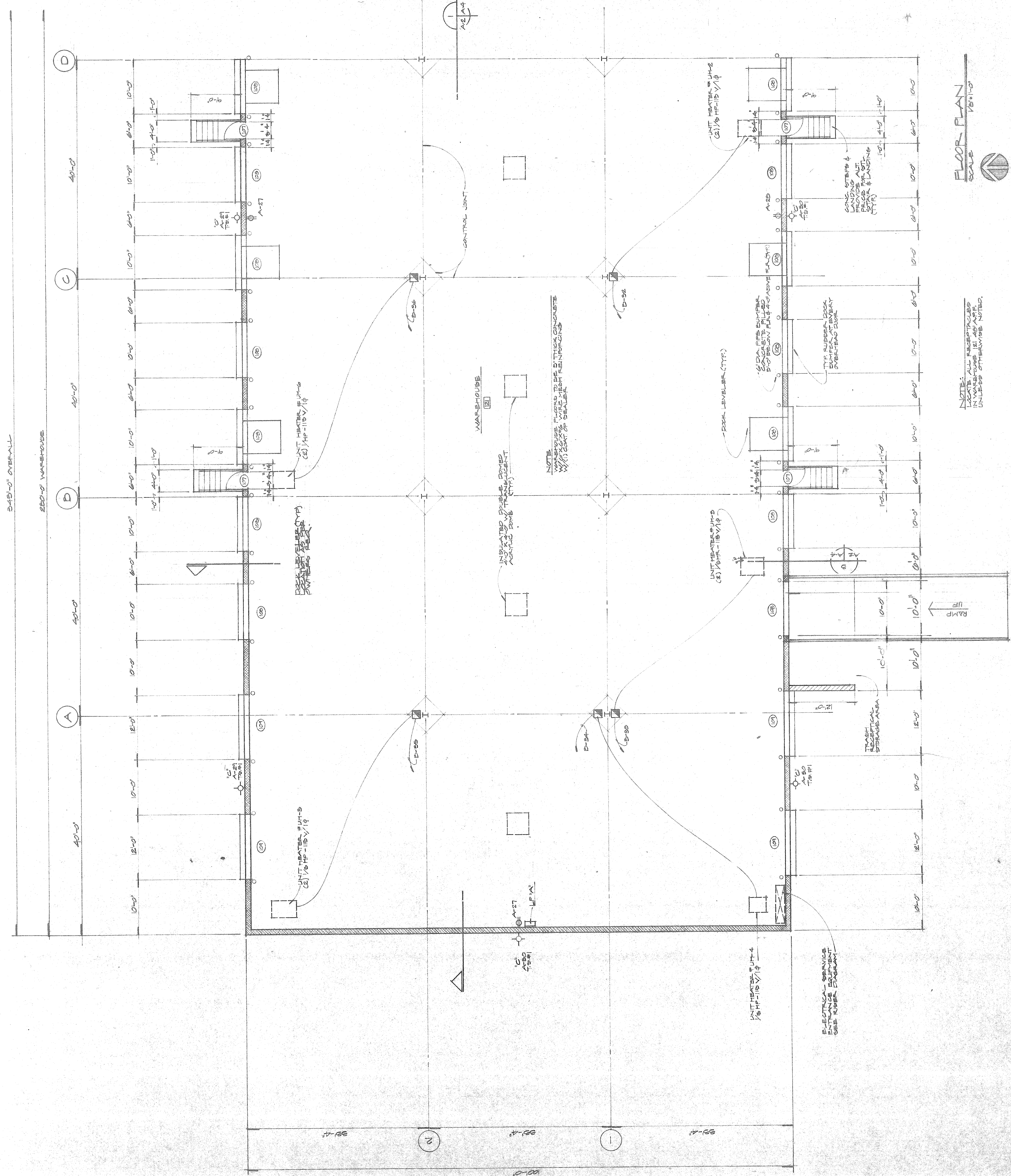
| Utilities | | | |
|---------------------|---------|---------------------|-----|
| Gas: | Natural | Power: | |
| Water: | City | Amps: | 600 |
| Sewer: | City | Volts: | 240 |
| | | Phase: | 3 |
| | | Power Supplier: | |
| Phone: | Yes | Cable: | |
| Broadband: | | Broadband Supplier: | |
| Utilities Comments: | | | |

| Contacts for this Availability | | | | |
|--------------------------------|------------------------------|----------------|--------------|--|
| Role | Company | Name | Phone | Email |
| Listing Broker | Lee & Associates of MI | Larry Kelly | 248.567.8008 | larry.kelly@lee-associates.com |
| Listing Broker | Lee & Associates of Michigan | Nicholas Savoy | 248.567.8001 | nick.savoy@lee-associates.com |



345'-0" OVERALL

220'-0" WAREHOUSE



DOOR SCHEDULE

| # | LOCATION | SIZE | MATERIAL | | REMARKS |
|-----|-----------|---------|----------|------|------------------------------------|
| | | | DOOR | JAMB | |
| 101 | LOBBY | 30x70 | GL | AL | ANODIZED BRONZE W/CLOSER |
| 102 | RECEP. | 30x70 | GL | AL | ANODIZED BRONZE W/CLOSER |
| 103 | WAREHOUSE | 30x70 | H.M. | H.M. | W/CLOSER |
| 104 | OFFICE | 30x70 | H.M. | H.M. | W/CLOSER |
| 105 | CLOSET | 4-10x55 | H.M. | H.M. | 2 PAR. BILD. DRG. W/CLOSER |
| 106 | TOILET | 30x70 | H.M. | H.M. | W/CLOSER |
| 107 | WAREHOUSE | 30x70 | H.M. | H.M. | W/CLOSER |
| 108 | WAREHOUSE | 10x10 | M. | TRCK | OVERHEAD MAN. OPER. SECTIONAL TYPE |
| 109 | WAREHOUSE | 120x120 | M. | TRCK | OVERHEAD MAN. OPER. SECTIONAL TYPE |
| 110 | STORAGE | 30x70 | M.H. | | W/CLOSER |

RAM SCHEDULE

| # | ROOM NAME | FLOOR | REMARKS |
|-----|----------------|-------|---------|
| 101 | DIS. MER. | 1 | |
| 102 | AUTO ACCT. | 1 | |
| 103 | RECEP. | 1 | |
| 104 | LOBBY | 1 | |
| 105 | CONF. RM. | 1 | |
| 106 | REG. SALES | 1 | |
| 107 | REG. MGR. | 1 | |
| 108 | LUNCH | 1 | |
| 109 | INT. OPS. MGR. | 1 | |
| 110 | STORAGE | 1 | |
| 111 | MENS T. | 1 | |
| 112 | WOMENS T. | 1 | |
| 113 | CUST. SERV. | 1 | |
| 114 | DISPATCH | 1 | |
| 115 | DATA. OPS. | 1 | |
| 116 | STA. MGR. | 1 | |
| 117 | COMM. | 1 | |
| 118 | MTR. OPER. | 1 | |
| 119 | EXEC. TAIL. | 1 | |
| 120 | SHOP TOL. | 1 | |
| 121 | WAREHOUSE | 1 | |

FLOOR PLAN
SCALE 1/8"=1'-0"

NOTE:
LOCATE ALL REVISIONS
IN THIS MANNER
UNLESS OTHERWISE NOTED.

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