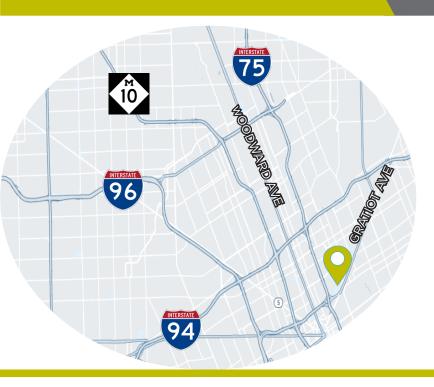


6555 E. FOREST AVE DETROIT, MI 48207

47,000 SF AVAILABLE

FOOD GRADE INDUSTRIAL BUILDING



FOR SALE: \$3,600,000 LEASE POSSIBLE

PROPERTY HIGHLIGHTS

- 47,000 SF with commercial kitchen, two freezers, and one cooler
- Heavy Power: 2000a/480v
- Two (2) Interior wells, three (3) overhead doors
- Parking garage
- 14'-16' ceiling height

For more information, contact:

Conner Salsberry

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BUILDING SPECIFICATIONS

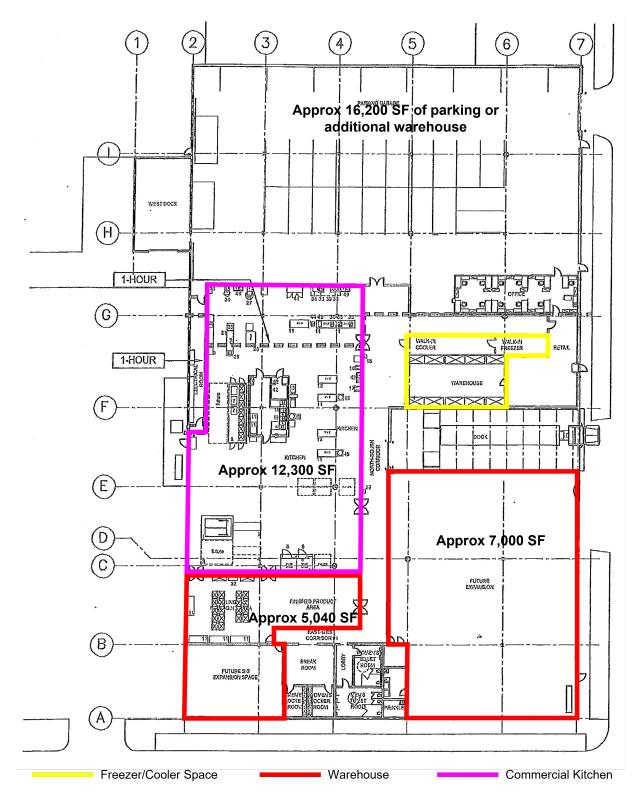
COUNTY	Wayne
AVAILABLE SIZE	47,000 SF
WAREHOUSE SIZE	12,040 SF (Additional 16,00 SF available)
TENANCY	Single
ACRES	1.10 AC
YEAR BUILT/ RENOVATED	1963/2001
CONSTRUCTION	Masonry
CEILING HEIGHT	14'-16'
PARKING	40 Spaces - Interior Parking Garage
ROOF	Membrane
COLUMN SPACE	Varied

DOCK DOORS	Two (2) Interior Wells
DOCK EQUIPMENT	Levelers
DRIVE-IN DOORS	Three (3)
SPRINKLERS	Yes (Ordinary Hazard)
POWER	2000amps/480v
FLOOR	6" with Floor Drains
LIGHTING	LED
ZONING	M-4
HVAC	Partial A/C
APN#	23-002012-453
ROOM FOR EXPANSION	Yes



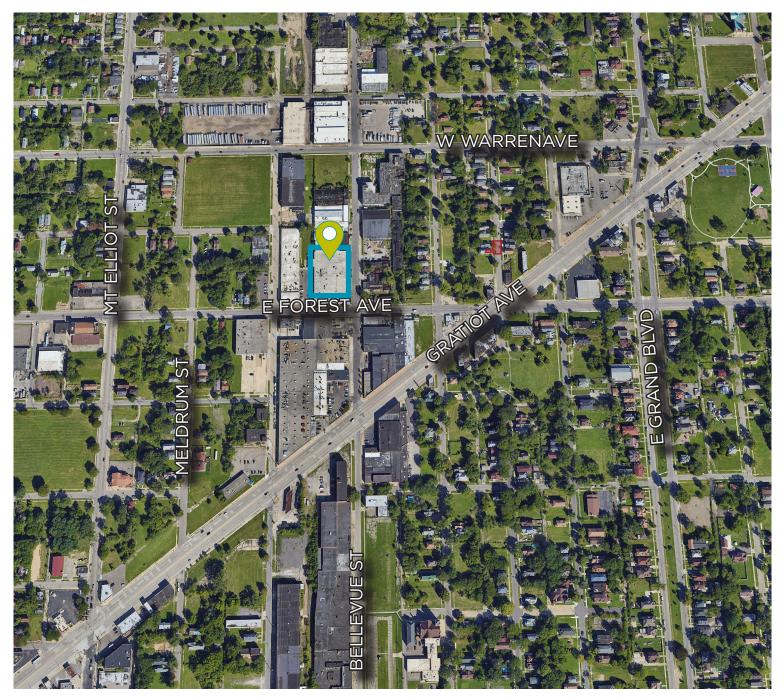
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FLOOR PLAN



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AERIAL LOCATION



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PHOTOS











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