

# FOR SALE AND/OR LEASE

## ~10,060 SF



LEASE RATE: \$10.00/SF GROSS + UTILITIES  
ASKING PRICE: \$1,200,000

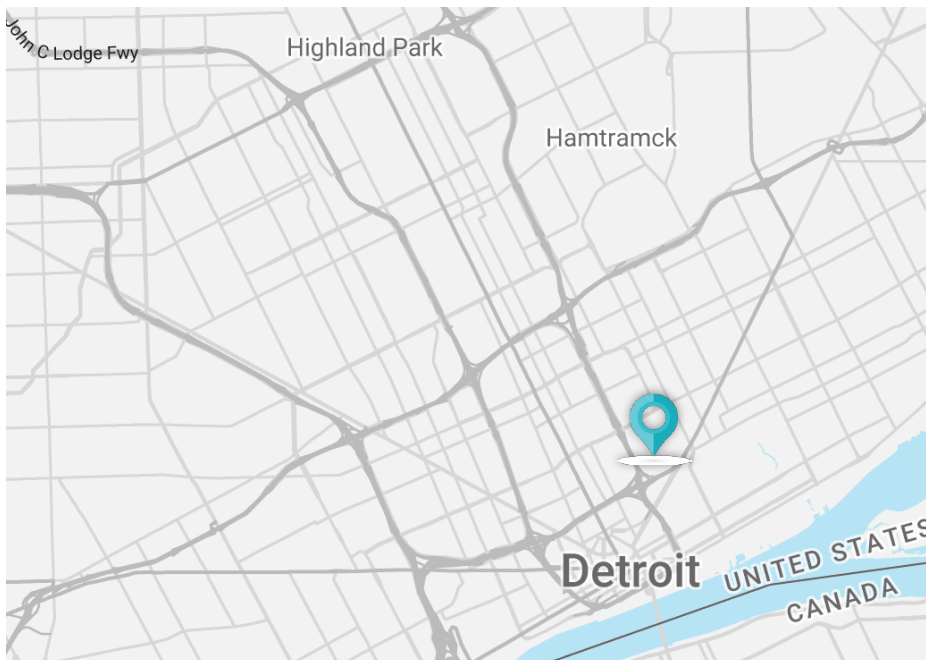
2625-2641 RUSSELL ST.  
DETROIT, MICHIGAN

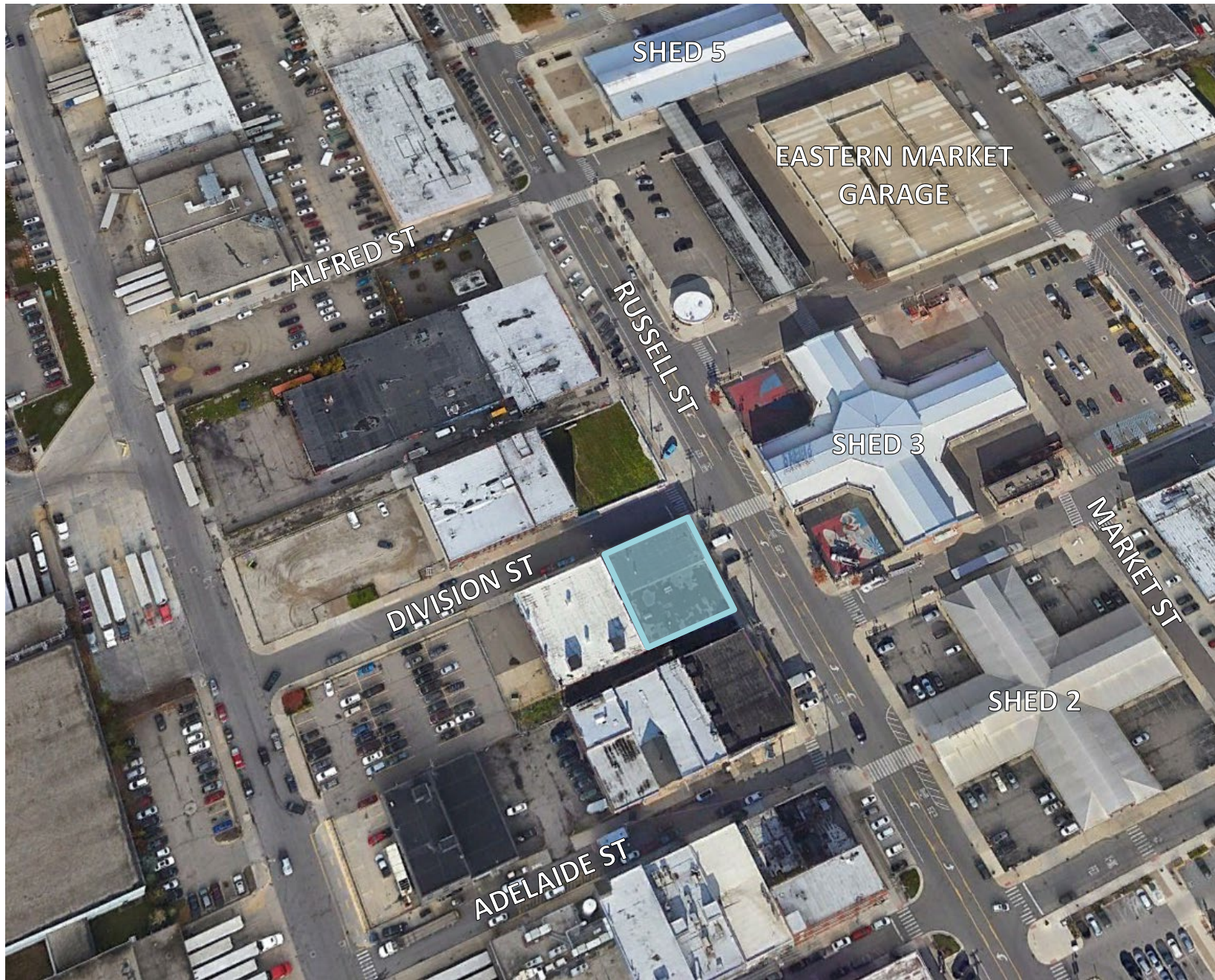
# PROPERTY HIGHLIGHTS

2625-2641 Russell St, Detroit, MI

- Building Size: approximately 10,060 SF
- 2625 Russell St: leased through 10/31/27
- 2637 Russell St: 3,698 SF available immediately for lease
- Two (2) overhead doors
- 1,146 SF of freezer/cooler space
- \$10.00/SF gross + utilities
- 2641 Russell St: 1,720 SF leased month to month
- Zoned B6 - General Services District: flexible zoning accommodating industrial, office, or retail
- Prime location: directly across from Eastern Market Shed #3, walking distance to shops, restaurants, and more

|                          |                                     |
|--------------------------|-------------------------------------|
| Total Building Area      | 10,060 SF                           |
| Divisible to             | 3,698 SF                            |
| Industrial Area          | 10,060 SF                           |
| Primary Use              | Varied                              |
| Property Class           | C                                   |
| Year Built/ Renovated    | 1943                                |
| Stories                  | Two (2)                             |
| Roof                     | Rubber Membrane                     |
| Total Acreage            | 0.17 acres                          |
| Zoning                   | B-6: General Services District      |
| Construction Type        | Masonry                             |
| Building Expandable      | No                                  |
| Ceiling Clearance        | 16'                                 |
| Bay Size/ Colum Spacing  | Varied                              |
| Docks/Wells              | None                                |
| Grade Doors              | Two (2) – 10'x10'                   |
| Industrial Area HVAC     | Radiant Heat/ Freezer Cooler        |
| Industrial Area Lighting | Florescent                          |
| Electric                 | 240A/208V                           |
| Auto Parking             | On Street                           |
| Parcel ID                | 05-000922                           |
| Fire Suppression         | None                                |
| <b>Lease Rate:</b>       | <b>\$10.00/SF Gross + Utilities</b> |
| <b>Asking Price:</b>     | <b>\$1,200,000</b>                  |

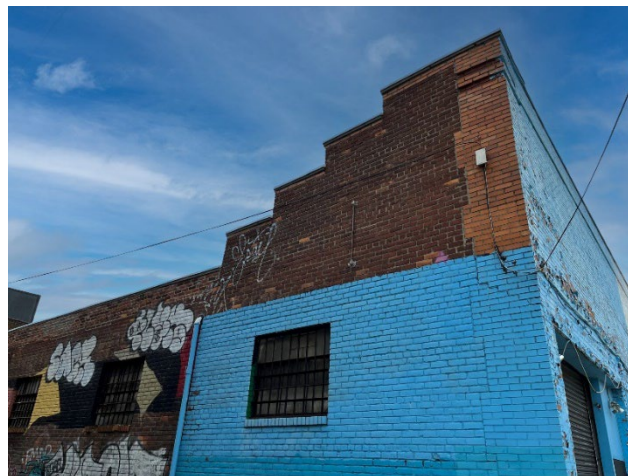
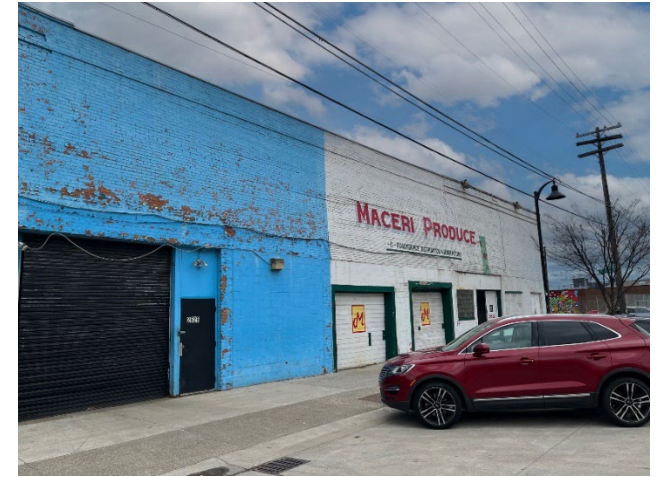




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# PROPERTY PHOTOS

2625-2641 Russell St, Detroit, MI



# CONTACT INFORMATION

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