

## Northline Industrial Development #2



28758 Northline Rd  
Romulus, MI 48174-2834

### Availability Information

<b>Total Available</b>	31,500 sf	<b>Lease Rate</b>	\$5.50 NNN
<b>Min/Max Available</b>	31,500 sf	<b>Asking Sale Price</b>	\$1,890,000.00
<b>ForLease/For Sale</b>	Lease/Sale	<b>Asking Sale Price per sf</b>	\$60.00
		<b>Real Estate Taxes</b>	\$1.25
Direct Available	Bldg 28758	31,500 sf	\$5.50 - \$5.50 NNN

### Property Information

<b>Property Size</b>	31,500 sf	<b>Subtype</b>	General Industrial
<b>Office Space</b>	3,150 sf	<b>Owner/Tenant Status</b>	Single-tenant
<b>Lot/Land Size</b>	3.00 acres	<b>Construction Status</b>	Planned
<b>Construction Date</b>	3/1/2003		
<b>Property ID</b>	445047		

### Property Specifications

<b>Clear Height Max</b>	22.0	<b>Heating Type</b>	Gas Radiant
<b>Clear Height Min</b>	22.0	<b>Parking Description</b>	
<b>Grade Doors</b>	2	<b>Sprinklered</b>	Yes
<b>Dock Doors</b>	3	<b>Rail Served</b>	No
Parking		<b>Cranes</b>	No
<b>Power Amps</b>	1,000		
<b>Power Volts</b>	440		
<b>Power Phase</b>	3		

### Comments

This 31,500sf industrial building is part of a new industrial park to include (4) buildings ranging from 23,100sf to 31,500sf. New construction with excellent image to include 10% office to suit, multiple dock and grade level doors. 50x50 column spacing. Buildings 1 & 2 will be available for occupancy Spring 2003. Office to suit.

### Contact Information

Relationship	Company Name	Contact Name	Direct/Company Phone
Lease Agent	Grubb & Ellis Detroit	Randall Allman	248.357.6568/248.350.9500
Lease Agent	Grubb & Ellis Detroit	Jim McClowry	248.357.6575/248.350.9500
Sale Agent	Grubb & Ellis Detroit	Randall Allman	248.357.6568/248.350.9500
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