

FOR LEASE



1350 Jarvis Street • Ferndale, MI

73,986 SF of Industrial Space Available

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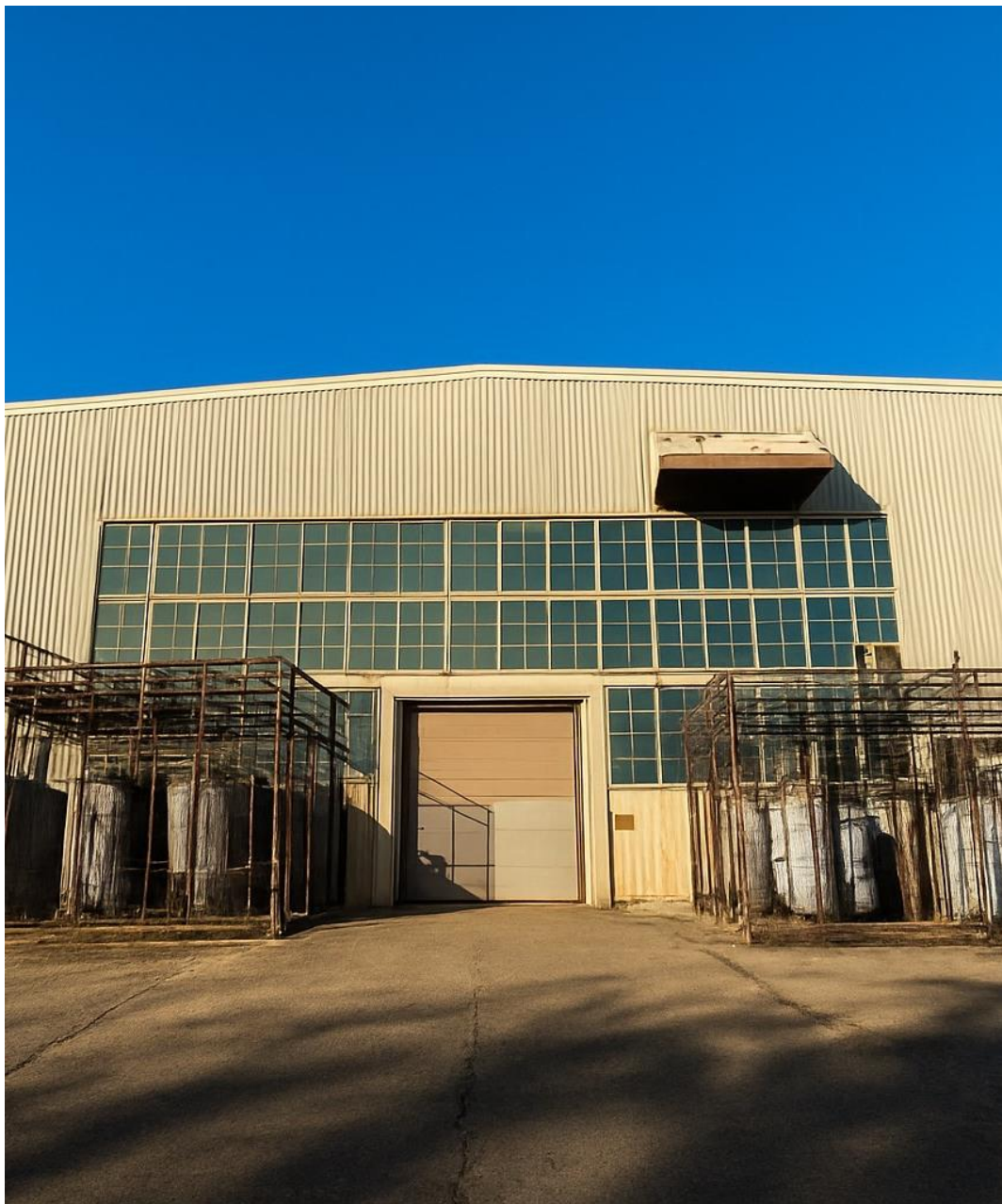
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FOR LEASE

73,986 SF of Industrial Space Available

PROPERTY HIGHLIGHTS

- 73,986 SF Available on 6.21 Acres
- $\pm$ 7,000 SF Office (Renovations Underway / Finish-to-Suit)
- Excellent Heavy Industrial Building
- 18' to 27' Clear Height
- Seven (7) Overhead Cranes
One (1) 10T; Four (4) 5T; One (1) 3T; One (1) 2T
- Four (4) 12' x 14' Overhead Doors
- One (1) 12' x 14' Truck Dock
- Significant Power: Minimum 2,500A / 480V / 3-Phase With Additional on Property if Needed (To Be Verified by Tenant)
- T-5 Lighting (LED Conversion Underway)
- Up to 80' Bays
- Radiant Tube Heat
- Fully Fire Suppressed
- Buss Bar, Air Lines, Water Lines, Compressor and Other Infrastructure in Place
- Outdoor Storage at Rear – Fenced and Gated Lot
- Zoned I-2 (Industrial)
- Quick Access to I-75 Via Nine Mile Road (Less Than 1 Mile) and Eight Mile Road



Highlights

- Excellent Industrial Building
- Seven (7) Total Cranes:
 - One (1) 10-Ton; Four (4) 5-Ton;
 - One (1) 3-Ton; One (1) 2-Ton
- 18' – 27' Clear Height
- Four (4) 12' x 14' Overhead Doors
- One (1) 12' x 14' Truck Dock
- Outdoor Storage at Rear – Fenced and Gated Lot
- Immediate Occupancy
- Zoned I-2 (Industrial)
- Less Than 1 Mile to Retail/Restaurants/ Amenities in Downtown Ferndale/ Woodward Corridor

Gross SF:	73,986
Warehouse SF:	66,986
Office SF:	±7,000 (Finish-to-Suit)
Year Built:	1954
Clear Ceiling Height:	18' – 27'
Overhead Doors:	Four (4) 12' x 14'
Docks:	One (1) 12' x 14'
Cranes:	Seven (7) Total
Bay Size:	Up to 80'

Fixtures:	T-5 (LED Conversion Underway)
Power:	2,500 A / 480V / 3-Phase (To Be Verified by Tenant)
Heating:	Radiant Tube
Sprinklers:	Fully Fire Suppressed
Buss Duct:	Yes
Parking:	40+ Spaces
Parcel Id:	23-35-176-012
Acreage:	6.21 Acres
Crossroads:	Jarvis Street / Wanda Street



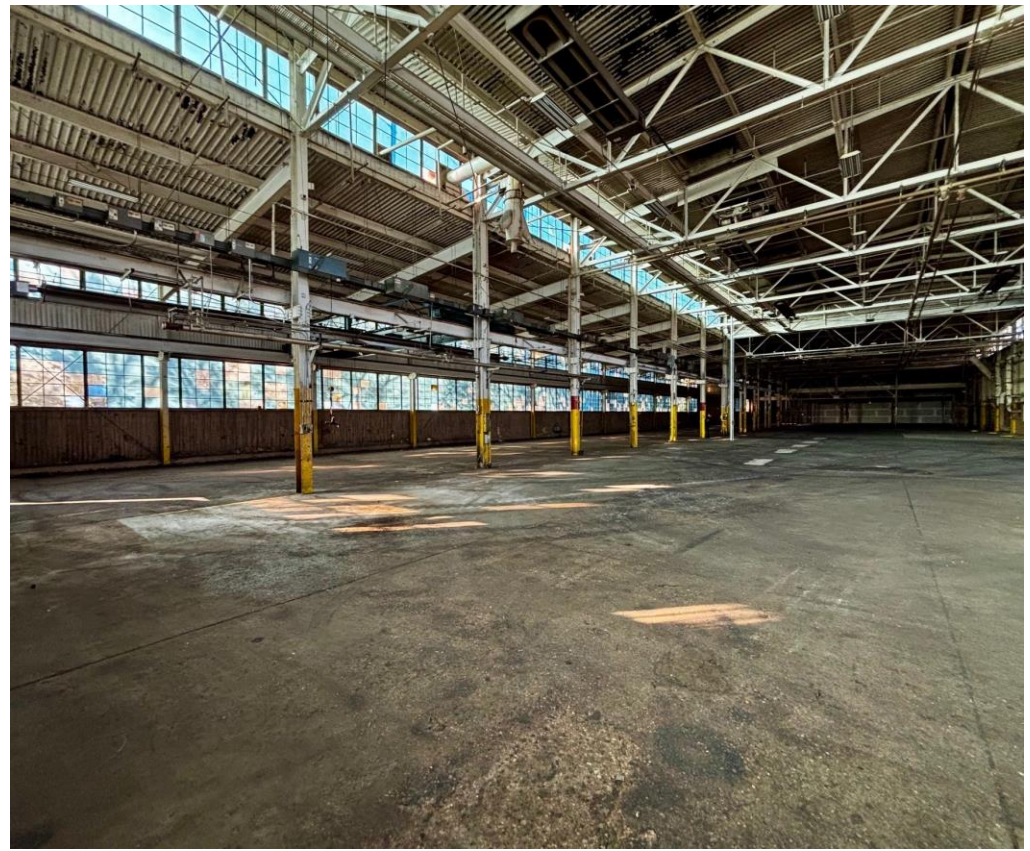
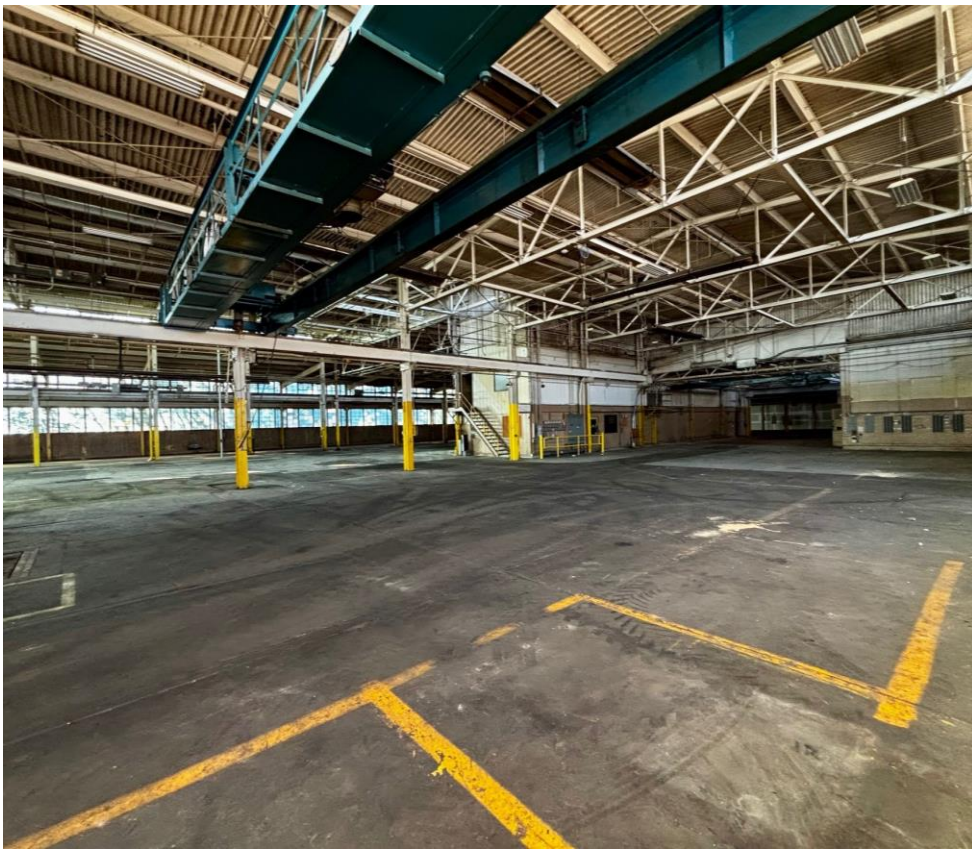
Financials

Lease Rate	\$4.95/SF/YR NNN
Annual Property Taxes	\$96,884.41
Property Taxes Per SF	\$1.31

We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

BUILDING SPECS

73,986 SF of Industrial Space Available



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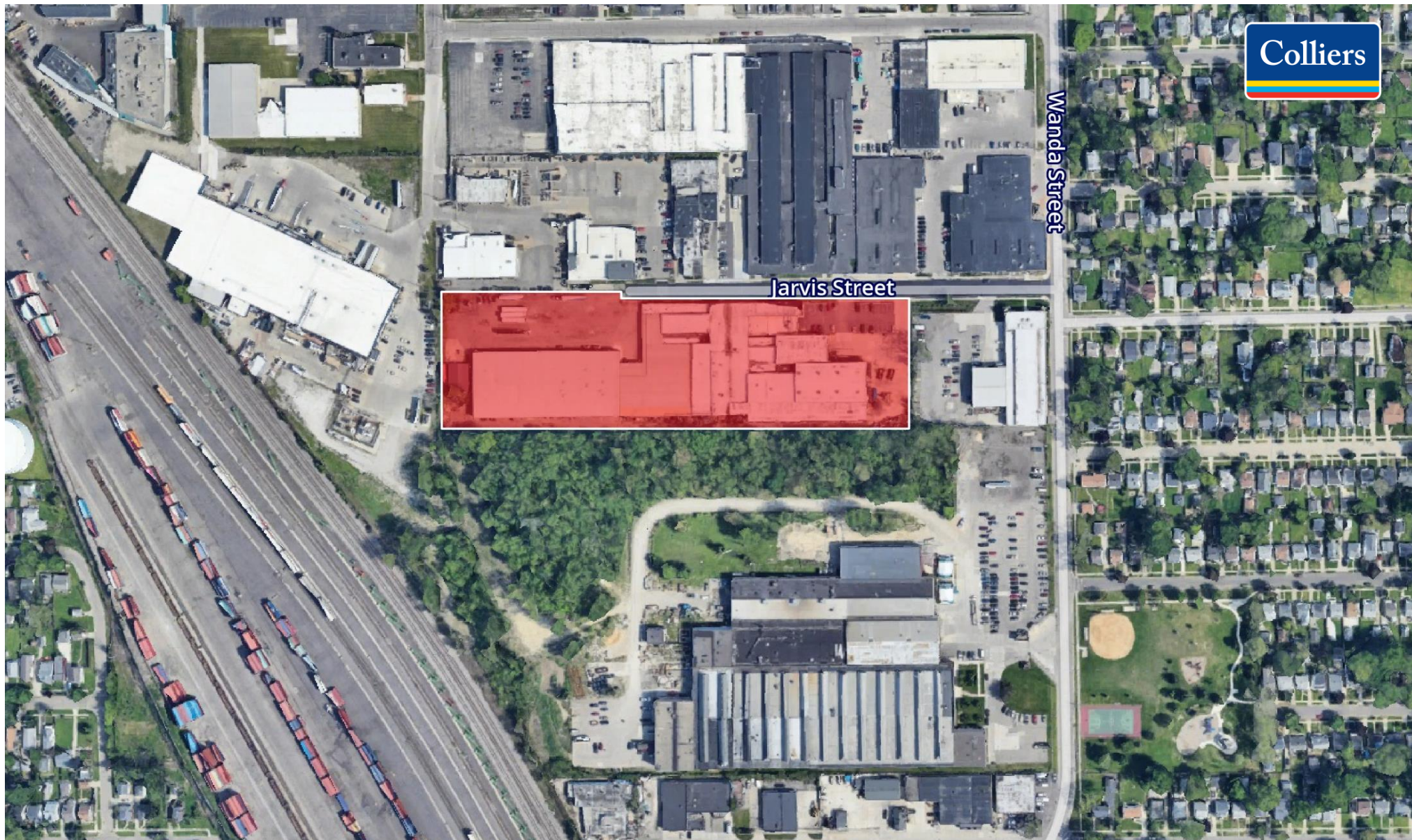
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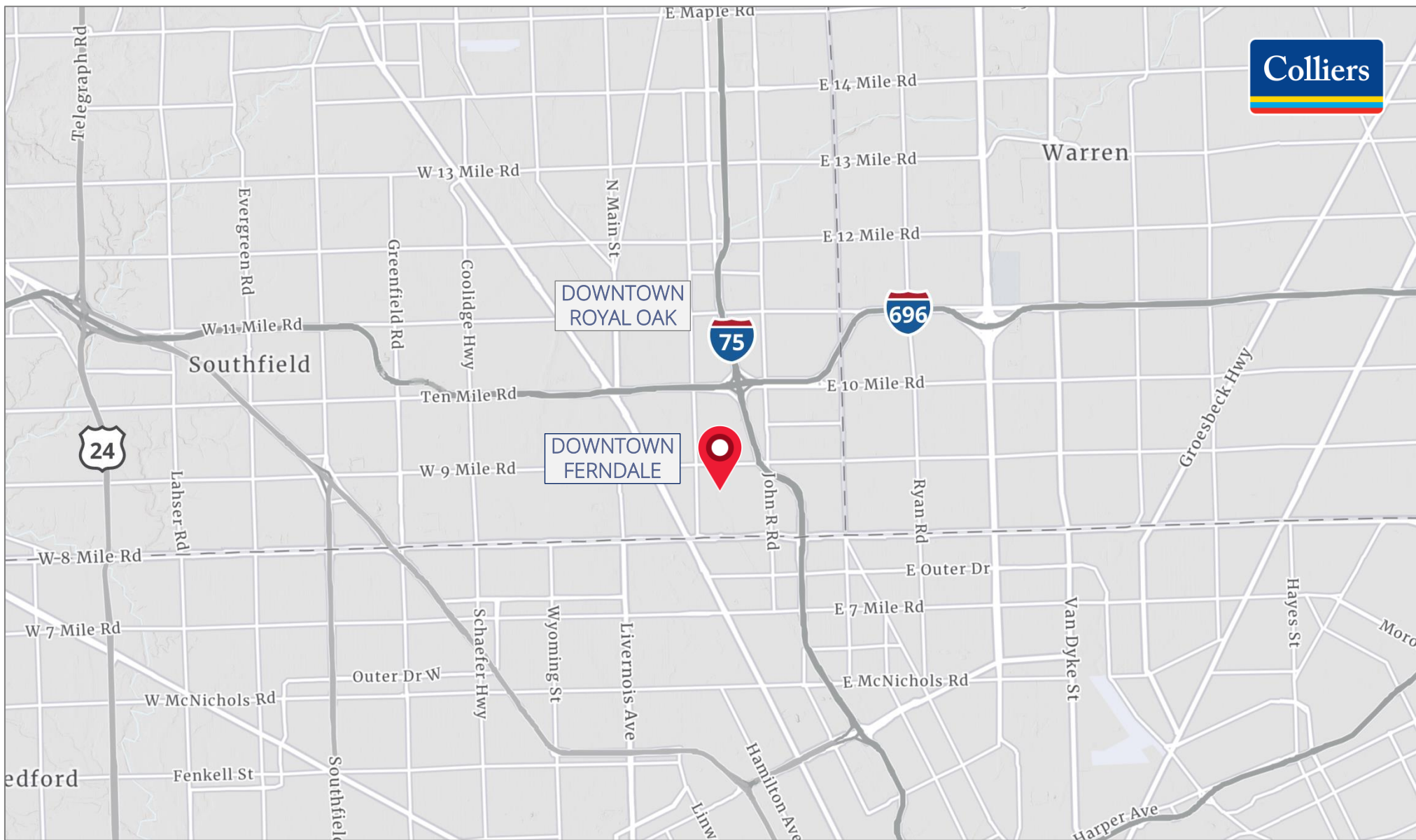
FLOOR PLAN

73,986 SF of Industrial Space Available



PROPERTY AERIAL

73,986 SF of Industrial Space Available



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LOCATION MAP

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