

FOR SALE OR LEASE >

PAMPA LANES

31925 VAN DYKE AVENUE | WARREN, MICHIGAN



EXCELLENT REDEVELOPMENT SITE

> PROPERTY HIGHLIGHTS

- 46,198 Square Feet Available
- 6,000 Square Feet of Office Space
- Situated on 3.32 Acres
- 800 Amp Power
- Great Location
- Zoned M-2

COLLIERS INTERNATIONAL

2 Corporate Drive | Suite 300

Southfield, Michigan 48076

For More Information Call:

JUSTIN FRANCEK

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CLINT CONFER

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31925 VAN DYKE AVENUE

WARREN, MICHIGAN

> BUILDING SPECS

Gross Square Feet:	46,198
Office Square Feet:	6,000
Warehouse Square Feet:	40,198
Acreage:	3.32 Acres
Year Built:	1964 (Retrofit: 1972)
Exterior Construction:	Metal
Structural System:	Brick/Block
Floors:	6"
Roof:	Built-Up
Doors:	None
Docks:	None
Cranes:	None
Underhook:	N/A
Fixtures:	Fluorescent
Power:	800A
Heating:	Yes
Air Conditioning:	Yes
Signage:	Yes
Security:	Yes
Sprinklers:	No
Buss Duct:	No
Railroad:	No
Parking:	Large Lot
Zoning:	M-2
Crossroads:	South of 14 Mile Road / North of Chicago Road



> FINANCIALS

Sale Price:	Negotiable
Lease Rate:	Negotiable
Annual Property Taxes:	\$70,179.41
Property Taxes Per Square Foot:	\$1.52

> HIGHLIGHTS

- *Excellent Redevelopment Site*
- *Great Location*
- *Zoned M-2*

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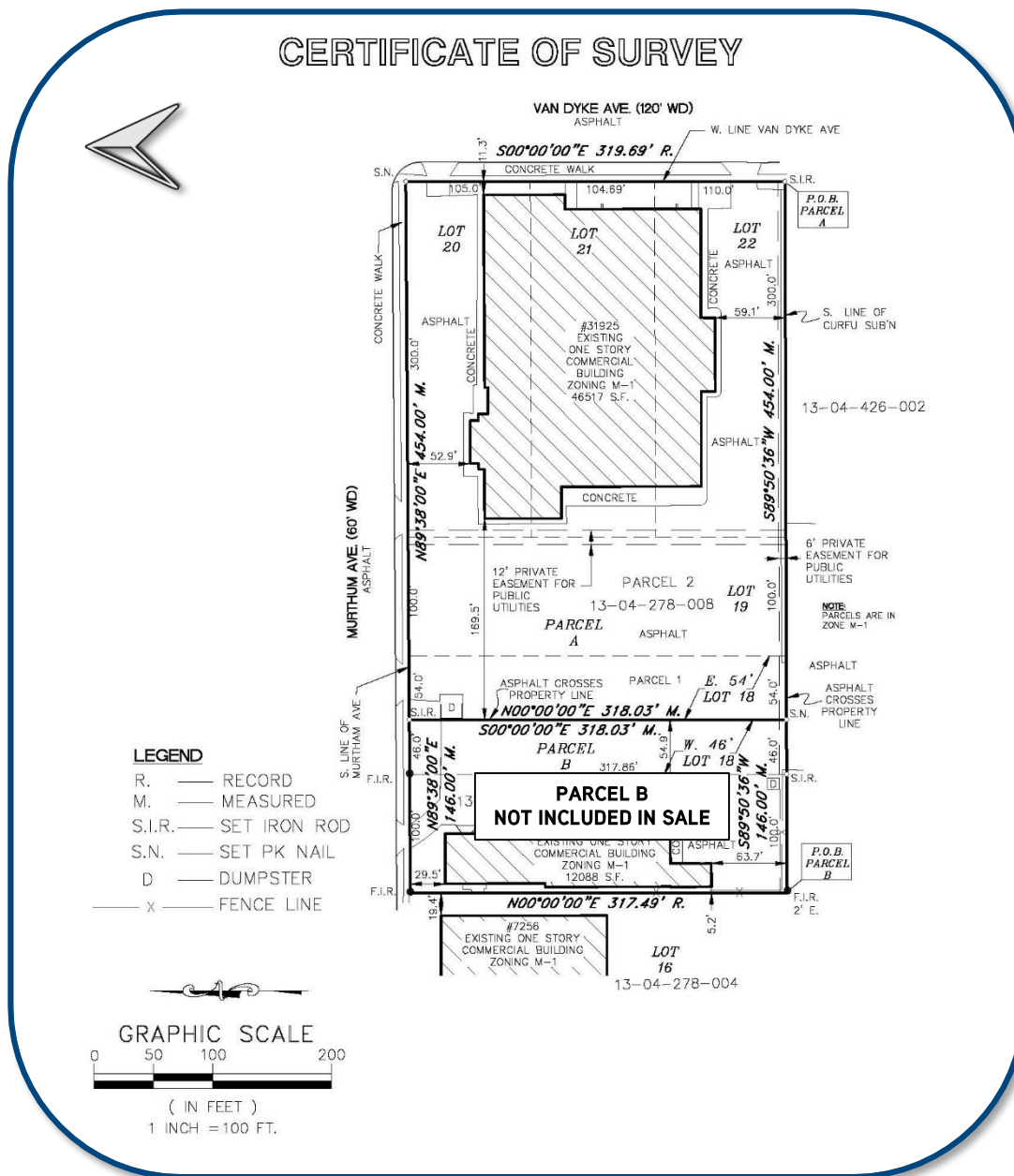
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> SURVEY



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> LOCATION AERIAL



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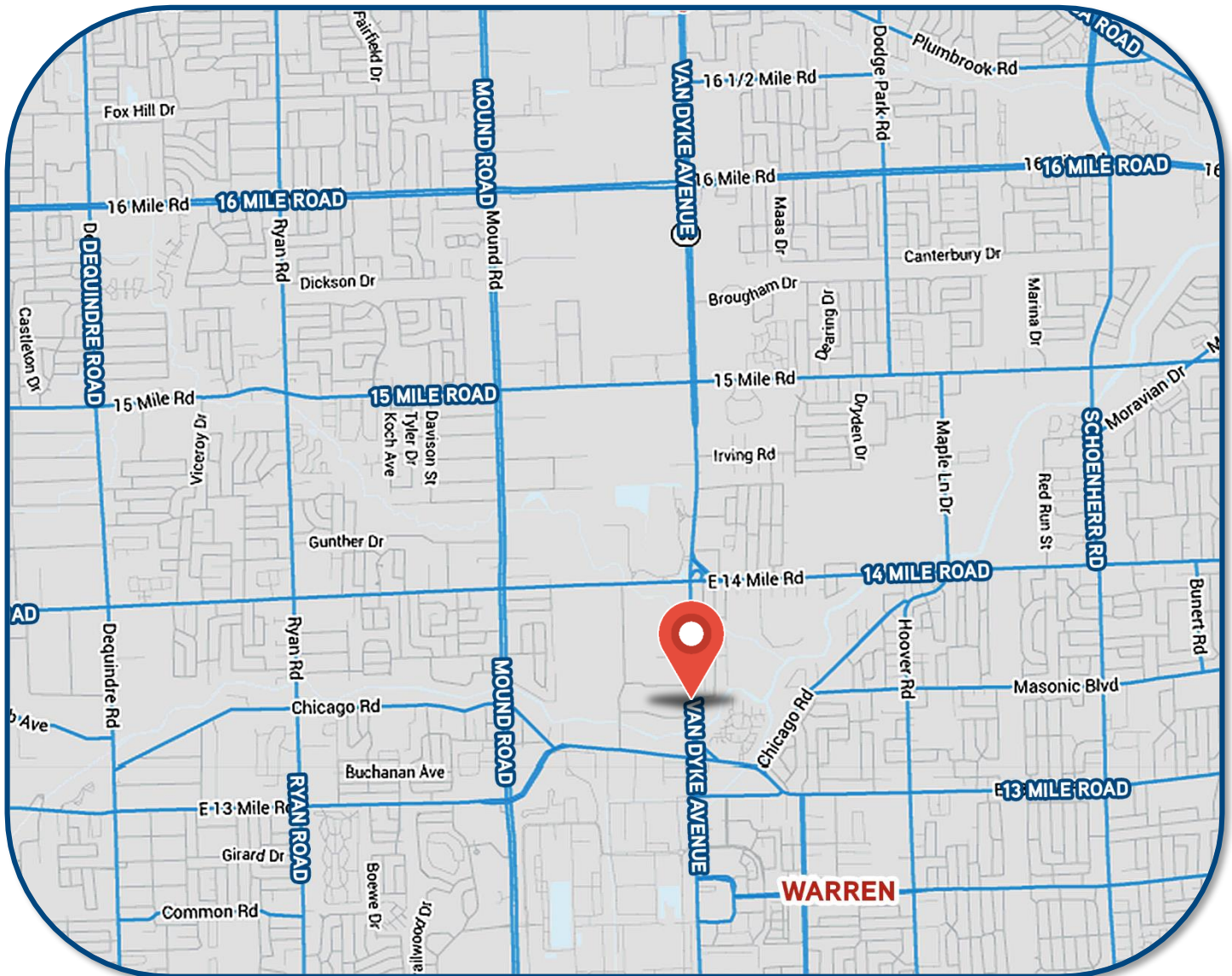
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31925 VAN DYKE AVENUE | WARREN, MICHIGAN



> LOCATION MAP



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