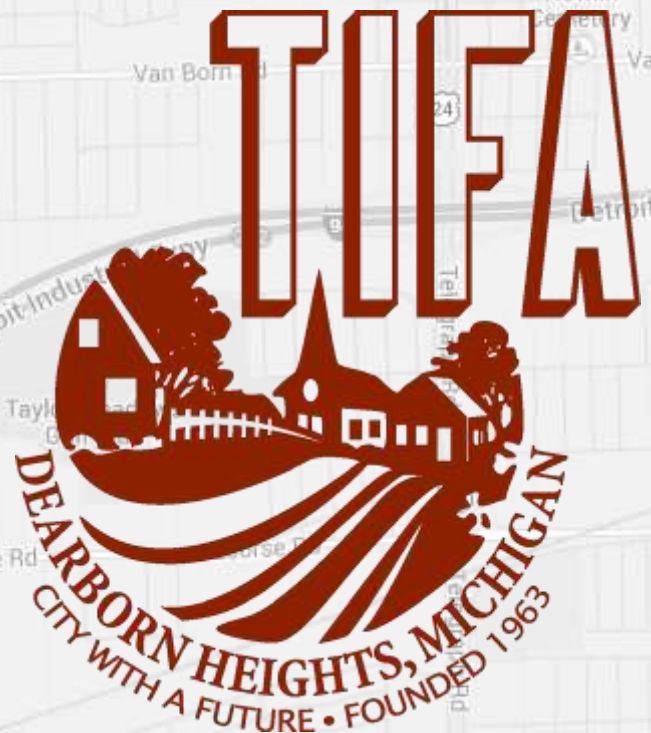


Dearborn Heights Tax Increment Finance Authority (TIFA) District

PROPERTY AVAILABILITY LIST

An informational database of commercial properties available for sale or lease within the boundaries of the Dearborn Heights TIFA District.



City of Dearborn Heights Tax Increment Finance Authority

Property Availability List

BUILDINGS FOR SALE/LEASE

25600 Princeton

Dearborn Heights, Wayne County, Michigan

Parcel #	33 037 01 0137 011
Sale Price	\$499,000
Lease Rate	\$4.50 / sq ft
Vacancy Status	Partial Occupancy
Current Occupant	Owner
Prior Occupant	Dynamic Cleaning

Land Information

Total Acreage	1.89
Total Frontage	329.60 ft
Average Depth	249.80 ft
Zoning Code	M-2

Building Information

Floor Area	27,900 sq ft
Occupancy Type	Warehouse, Storage
Year Built	1955
Year Remodeled	1974
Stories Above Ground	1
Basement	No
Parking	45 spaces
Heating & Cooling	How Water, Baseboard/Radiators

Comments

Building has one 12-foot overhead door and two truckwells. **Bay size 20' to 40'. Shop area heated and cooled (new boiler and A/C in 2012).** New roof in 2011. Entire building has sprinkler system.

Additional lot to the East is included and allows for expansion/extra parking.



Location



Cross Streets: Between S Beech Daly Rd & S Gully Rd

Major Roads: Just South of Michigan Ave

Contact

Thomas A Duke Company	
Steve Valli	PHONE (248) 476-3700 / svalli@thomasduke.com
Frank Rakipi	PHONE (248) 476-3700 / frakipi@thomasduke.com

This page is presented as part of the Dearborn Heights Tax Increment Finance Authority's Property Availability List (PAL) for information purposes only. All business representations and transactions are the responsibility of the respective seller and buyer. Details may be approximations. Contact seller for details.

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4015 S Beech Daly

Dearborn Heights, Wayne County, Michigan

Parcel #	33 042 02 0009 000
Sale Price	\$125,000
Lease Rate	—
Vacancy Status	Occupied
Current Occupant	Taylor Electric Motor Service
Prior Occupant	—



Land Information

Total Acreage	0.21
Total Frontage	70.00 ft
Average Depth	130.00 ft
Zoning Code	C-3

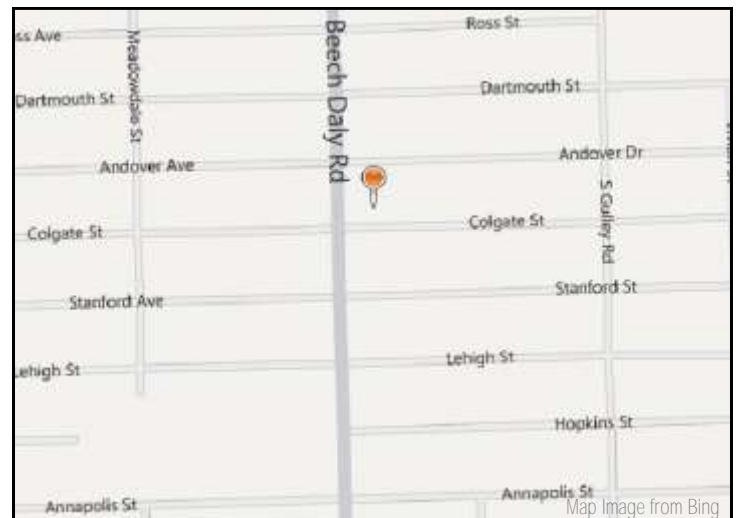
Building Information

Floor Area	4550 sq ft
Occupancy Type	Light Manufacturing
Year Built	1964
Year Remodeled	2001
Stories Above Ground	1
Basement	No
Parking	Yes
Heating & Cooling	Packaged Heating & Cooling

Comments

Excellent for small mechanical, machine shop or light manufacturing.

Location



Cross Streets: Between Andover St & Colgate St
Major Roads: South of Michigan Ave

Contact

Michael

PHONE (313) 565-0510

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4151 S Beech Daly

Dearborn Heights, Wayne County, Michigan

Parcel #	33 042 99 0006 000
Sale Price	Call for information
Lease Rate	Call for information
Vacancy Status	Vacant
Current Occupant	—
Prior Occupant	Maxum Food Market



Land Information

Total Acreage	0.76
Total Frontage	133.08 ft
Average Depth	247.74 ft
Zoning Code	C-3

Building Information

Floor Area	5785 sq ft
Occupancy Type	Retail, Office
Year Built	1977
Year Remodeled	—
Stories Above Ground	1
Basement	Yes (9 ft ceiling)
Parking	Ample
Heating & Cooling	Complete HVAC

Comments

Very large lot in back and on side of spacious building.

Location



Cross Streets: Between Colgate St & Stanford St
Major Roads: South of Michigan Ave

Contact

Walid Nassif PHONE (313) 598-0000

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4215 S Beech Daly

Dearborn Heights, Wayne County, Michigan

Parcel #	33 042 03 0008 000
Sale Price	\$99,900
Lease Rate	Call for information
Vacancy Status	Vacant
Current Occupant	—
Prior Occupant	Medical Office



Land Information

Total Acreage	0.39
Total Frontage	144.70 ft
Average Depth	116.00 ft
Zoning Code	C-3

Location



Cross Streets: Between Stanford St & Lehigh St
Major Roads: South of Michigan Ave

Building Information

Floor Area	5055 sq ft
Occupancy Type	Office, Retail
Year Built	1958
Year Remodeled	1973
Stories Above Ground	2
Basement	No
Parking	Yes
Heating & Cooling	Complete HVAC

Contact

Empire Realty Group
Sam Jaafar PHONE (313) 995-2600

Comments

Excellent opportunity for medical office or other office use.

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4650 S Beech Daly

Dearborn Heights, Wayne County, Michigan

Parcel #	33 040 02 0028 000
Sale Price	Call for information
Lease Rate	Call for information
Vacancy Status	Vacant
Current Occupant	—
Prior Occupant	A & M Fashions



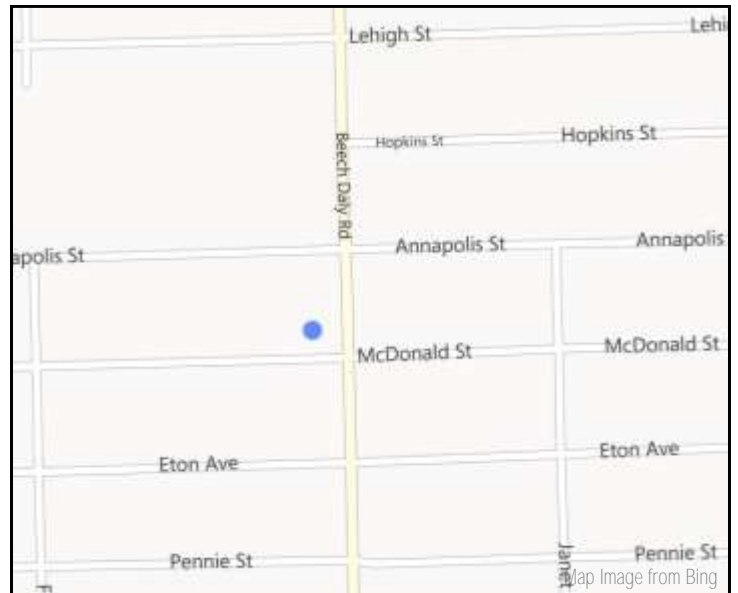
Land Information

Total Acreage	0.39
Total Frontage	166.50 ft
Average Depth	100.00 ft
Zoning Code	C-2

Building Information

Floor Area	6750 sq ft
Occupancy Type	Retail, Office
Year Built	1947
Year Remodeled	1986
Stories Above Ground	1
Basement	No
Parking	Yes
Heating & Cooling	HVAC

Location



Cross Streets: Just South of Annapolis St

Major Roads: Just North of Van Born Rd

Comments

Large parking lot. Ideal for market or retail store.

Contact

Bloomfield Developing PHONE (248) 557-5454

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24436 Van Born

Dearborn Heights, Wayne County, Michigan

Parcel #	33 044 99 0007 700
Sale Price	\$1,925,000
Lease Rate	\$4.95 / sq ft
Vacancy Status	Vacant
Current Occupant	—
Prior Occupant	Pars Ice Cream

Land Information

Total Acreage	5.02
Total Frontage	251.70 ft
Average Depth	468.21 ft
Zoning Code	C-3

Building Information

Floor Area	55,000 sq ft
Occupancy Type	Warehouse, Storage, Distribution
Year Built	1968
Year Remodeled	1992
Stories Above Ground	1
Basement	No
Parking	Yes
Heating & Cooling	Space Heaters, Gas with Fan

Comments

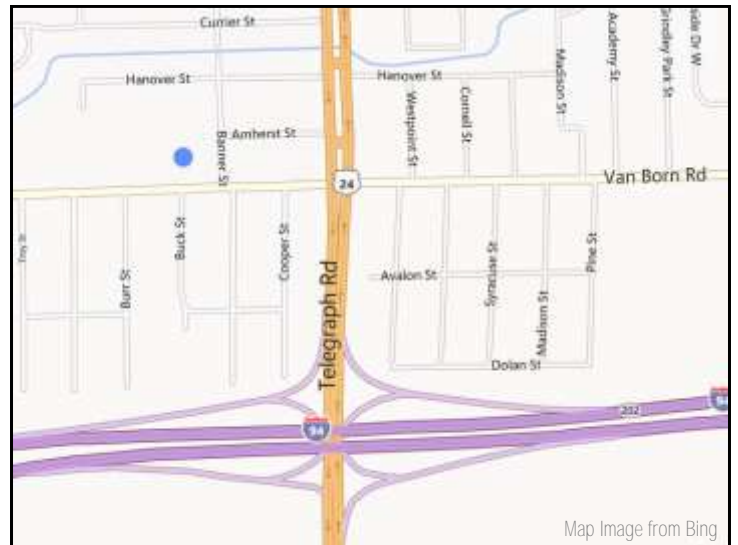
2800 sq ft office space. 13,000 sq ft walk in freezer, hot gas defrost capable of -30 degrees. 6 docks, 1 overhead door, **heavy power upgrades. Clear height maximum of 27'. Clear height minimum 18'.**

Additional 2-acre adjacent lot also available.

Convenient access to I-94 at Telegraph Rd.



Location



Cross Streets: Just West of Banner St

Major Roads: Just West of Telegraph Rd, North of I-94

Contact

Newmark Grubb Knight Frank
Tom Oldham PHONE (248) 357-6595 / toldham@ngkf.com
Tony Avendt PHONE (248) 357-6560 / tavendt@ngkf.com

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25275 Van Born

Dearborn Heights, Wayne County, Michigan

Parcel #	(multiple units in plaza)
Sale Price	—
Lease Rate	Call for information
Vacancy Status	Vacant
Current Occupant	—
Prior Occupant	Various

Land Information

Total Acreage	—
Total Frontage	—
Average Depth	—
Zoning Code	C-3

Building Information

Floor Area	Various
Occupancy Type	Retail, Office
Year Built	1969
Year Remodeled	2003
Stories Above Ground	1
Basement	No
Parking	Yes
Heating & Cooling	Package Heating & Cooling

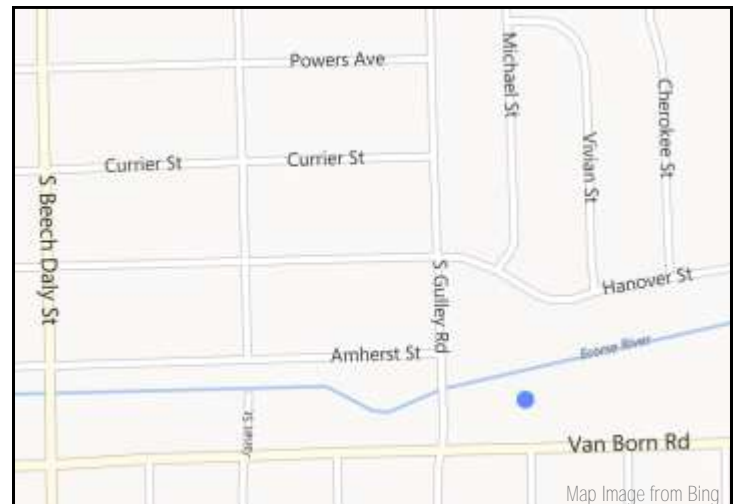
Comments

Multiple units available in renovated shopping plaza.

1,500 sq ft unit / 2,400 sq ft unit



Location



Cross Streets: Just East of S Gulley Rd

Major Roads: Between Telegraph Rd & S Beech Daly Rd

Contact

Keystone Commercial Real Estate
Ferris Hamama PHONE (248) 356-8000
fhamama@keystonecres.com

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25442 Van Born

Dearborn Heights, Wayne County, Michigan

Parcel #	(multiple units in plaza)
Sale Price	—
Lease Rate	Call for information
Vacancy Status	Vacant
Current Occupant	—
Prior Occupant	Various



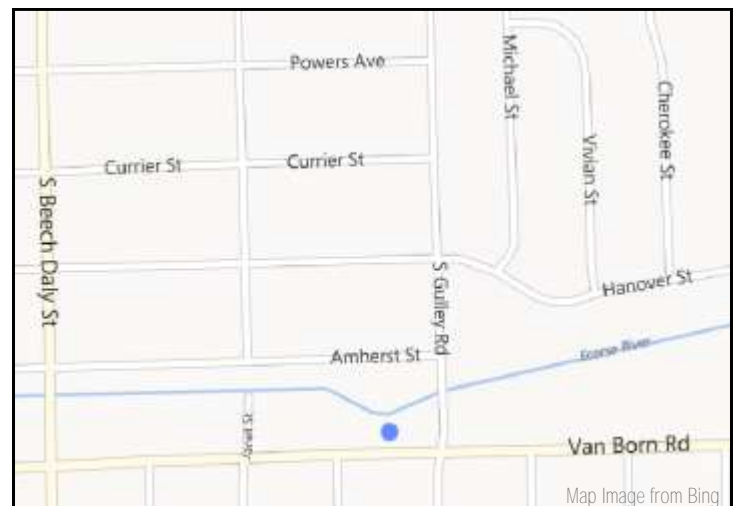
Land Information

Total Acreage	—
Total Frontage	—
Average Depth	—
Zoning Code	C-3

Building Information

Floor Area	Various
Occupancy Type	Retail, Office
Year Built	2003
Year Remodeled	—
Stories Above Ground	1
Basement	No
Parking	Some
Heating & Cooling	Package Heating & Cooling

Location



Cross Streets: Just West of S Gully Rd

Major Roads: Between Telegraph Rd & S Beech Daly St

Contact

PHONE (313) 377-6147

Comments

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26300 Van Born

Dearborn Heights, Wayne County, Michigan

Parcel #	33 040 99 0010 709
Sale Price	Call for information
Lease Rate	Call for information
Vacancy Status	Vacant
Current Occupant	—
Prior Occupant	—



Land Information

Total Acreage	—
Total Frontage	—
Average Depth	—
Zoning Code	C-3

Location



Cross Streets: Bayham St

Major Roads: Between Inkster Rd & S Beech Daly Rd

Building Information

Floor Area	13,078 sq ft
Occupancy Type	Office
Year Built	1973
Year Remodeled	2006
Stories Above Ground	2
Basement	No
Parking	Yes
Heating & Cooling	—

Comments

Inside is unfinished and can be divided into multiple units.

Ideal for medical offices or other office use.

Contact

PHONE (313) 295-1133

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26324, 26326, 26328, 26330, 26332 Van Born

Dearborn Heights, Wayne County, Michigan

Parcel #	(multiple units in plaza)
Sale Price	—
Lease Rate	Call for information
Vacancy Status	Vacant
Current Occupant	—
Prior Occupant	Various



Land Information

Total Acreage	—
Total Frontage	—
Average Depth	—
Zoning Code	C-3

Building Information

Floor Area	Various
Occupancy Type	Retail, Office
Year Built	2005
Year Remodeled	—
Stories Above Ground	1
Basement	No
Parking	Yes
Heating & Cooling	Package Heating & Cooling

Comments

Multiple units available in newer shopping plaza.

Location



Cross Streets: Bayham St

Major Roads: Between Inkster Rd & S Beech Daly Rd

Contact

PHONE (313) 295-1133

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City of Dearborn Heights Tax Increment Finance Authority

Property Availability List

VACANT LOTS FOR SALE/LEASE

3123 S Beech Daly

Dearborn Heights, Wayne County, Michigan

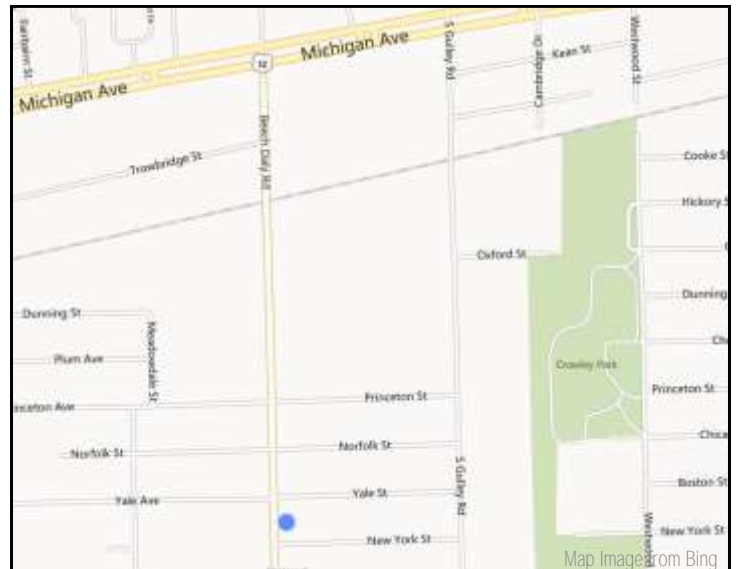
Parcel #	33 038 01 0029 301
Sale Price	Call for information
Lease Rate	—
Vacancy Status	Vacant
Current Occupant	—
Prior Occupant	—



Land Information

Total Acreage	0.74
Total Frontage	218.00 ft
Average Depth	112.76 ft
Zoning Code	C-3

Location



Cross Streets: New York St

Major Roads: South of Michigan Ave

Building Information

Floor Area	—
Occupancy Type	—
Year Built	—
Year Remodeled	—
Stories Above Ground	—
Basement	—
Parking	—
Heating & Cooling	—

Comments

Excellent opportunity for new construction.

Contact

Dearborn Hts TIFA Office PHONE (313) 277-7492
PHONE (313) 791-9805

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3739 S Beech Daly

Dearborn Heights, Wayne County, Michigan

Parcel #	33 042 01 0006 000
Sale Price	Call for information
Lease Rate	—
Vacancy Status	Vacant
Current Occupant	—
Prior Occupant	—

Land Information

Total Acreage	0.44
Total Frontage	138.00 ft
Average Depth	138.00 ft
Zoning Code	C-3

Building Information

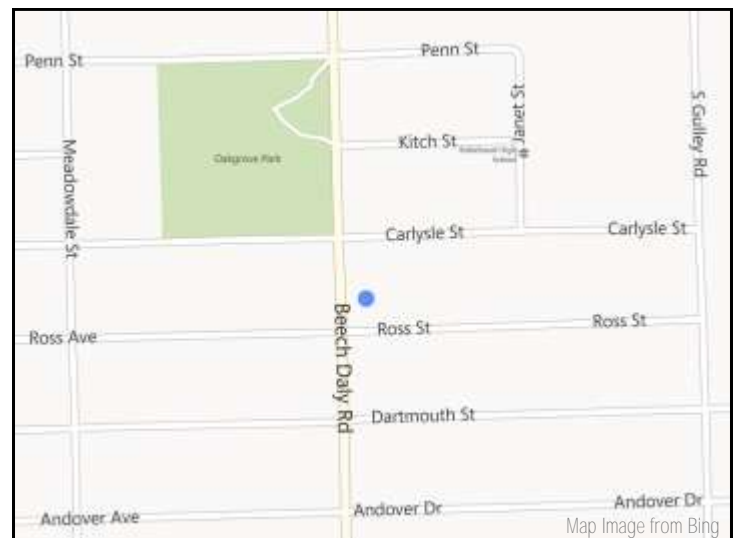
Floor Area	—
Occupancy Type	—
Year Built	—
Year Remodeled	—
Stories Above Ground	—
Basement	—
Parking	—
Heating & Cooling	—

Comments

Excellent opportunity for new construction.



Location



Cross Streets: Ross St

Major Roads: South of Michigan Ave

Contact

Dearborn Hts TIFA Office PHONE (313) 277-7492
PHONE (313) 791-9805

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3945 S Beech Daly

Dearborn Heights, Wayne County, Michigan

Parcel #	33 042 02 0006 000
Sale Price	Call for information
Lease Rate	—
Vacancy Status	Vacant
Current Occupant	—
Prior Occupant	—



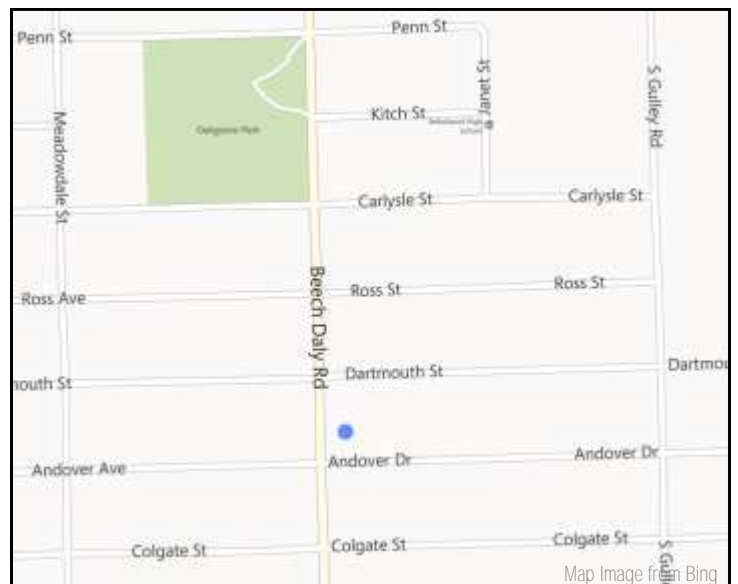
Land Information

Total Acreage	0.33
Total Frontage	105.00 ft
Average Depth	138.00 ft
Zoning Code	C-3

Building Information

Floor Area	—
Occupancy Type	—
Year Built	—
Year Remodeled	—
Stories Above Ground	—
Basement	—
Parking	—
Heating & Cooling	—

Location



Cross Streets: Andover St

Major Roads: South of Michigan Ave

Comments

Excellent opportunity for new construction.

Contact

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S Beech Daly / Hanover

Dearborn Heights, Wayne County, Michigan

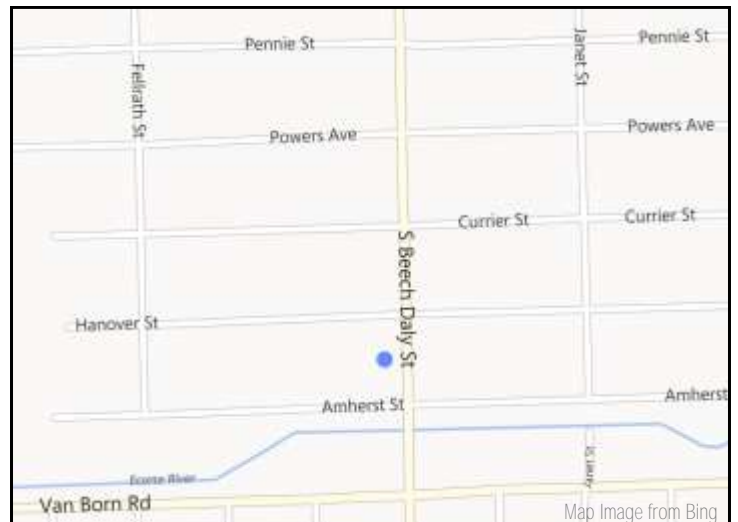
Parcel #	33 040 03 2173 300
Sale Price	Call for information
Lease Rate	—
Vacancy Status	Vacant
Current Occupant	—
Prior Occupant	—



Land Information

Total Acreage	0.68
Total Frontage	270.00 ft
Average Depth	110.00 ft
Zoning Code	C-2

Location



Cross Streets: Between Hanover St & Andover St

Major Roads: Just North of Van Born Rd

Building Information

Floor Area	—
Occupancy Type	—
Year Built	—
Year Remodeled	—
Stories Above Ground	—
Basement	—
Parking	—
Heating & Cooling	—

Comments

Excellent opportunity for new construction.

Contact

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