

CITY OF

Van Born Rd.



26760 Van Born



Description: This office space has been recently refurbished and ready for occupancy. Excellent road exposure.

Location



Contact Information

Friedman Real Estate Group, Inc.
 Bob Frank
 bob.frank@freg.com (248) 324-2000

| | |
|-------------------------------|------------------------|
| Lease Price/Month | Gross, Plus Electrical |
| Zoning Code | M-2 |
| Total SF | 1,500 SF |
| Lot size | 10.1 acres |
| City | Dearborn Heights |
| County | Wayne |
| Vacant | Yes |
| Parking Space | Shared, Ample |
| Restrooms | 2 |
| Business Type | Industrial, Office |
| Year of construction | 1960 |
| Current occupant | N/A |
| Owner of property | Van Born LLC |
| Prior occupant | ZOP Enterprises |
| Basement | No |
| Location/cross streets | Van Born and Inkster |
| Road Frontage | Full View |
| Water | Municipal |
| Waste | Municipal |
| Sidwell | 33 039 99 0011 000 |

Notes:

Type of Lease: Gross Plus Elec, Call for more information

Office/Warehouse Rate: \$12.00/NA
Ceiling Heights: 12'

eCODE: 552
 (For use with the Friedman Real Estate Website)

26850 Van Born



Description: Exceptional exposure to Van Born Road. 2,000 SF of office space. Great for service oriented operation. Two 2-ton cranes available with an outside fenced storage space.

Location



Contact Information

By Owner

(734) 558-3601

| | |
|-------------------------------|---------------------------|
| Sale Price | Call for more information |
| Zoning Code | M-2 |
| Total SF | 8,400 SF |
| Lot size | 0.946 acres |
| City | Dearborn Heights |
| County | Wayne |
| Vacant | Yes |
| Parking Space | Shared, Ample |
| Restrooms | 2 |
| Business Type | Industrial, Office |
| Year of construction | 1960 |
| Current occupant | Van Born Collision |
| Owner of property | Van Born Collision |
| Prior occupant | ZOP Enterprises |
| Basement | No |
| Location/cross streets | Van Born and Inkster |
| Lot Dimensions | 125ft x 330ft |
| Water | Municipal |
| Waste | Municipal |
| Sidwell | 33 039 99 0011 000 |

Notes:

Power 600 amp, 440 voltm 3 phase
2,000 SF of office space
Two 12' x 14' grade doors
Lot size adjusted – expanded (2006-10-31)
Taylor School District

26600 Van Born



Description: Office area was expanded into shop area and can be easily removed to provide up to approximately 10,000 square feet of cross dock warehouse with a total of 26 dock doors. Currently a tenant is in approximately 800 square feet of second floor office space and lease can be credited to new tenant, or terminated and used by tenant.

| | |
|-------------------------------|------------------------|
| Lease | Gross, Plus Electrical |
| Zoning Code | M-2 |
| Total SF | 18,309 SF |
| Lot size | 9.86 acres |
| City | Dearborn Heights |
| County | Wayne |
| Vacant | Yes |
| Parking Space | 50 |
| Restrooms | 6 |
| Business Type | Industrial, Office |
| Year of construction | 1960 |
| Docks/Wells | 14 |
| Owner of property | F.T.I. |
| Prior occupant | Van Born, LLC |
| Basement | N/A |
| Location/cross streets | Van Born and Inkster |
| Road Frontage | Full View, 398.76 ft |
| Water | Municipal |
| Waste | Municipal |
| Sidwell | 33 039 99 0012 000 |

Location



Contact Information

Friedman Real Estate
Bob Frank

(248) 324-2000

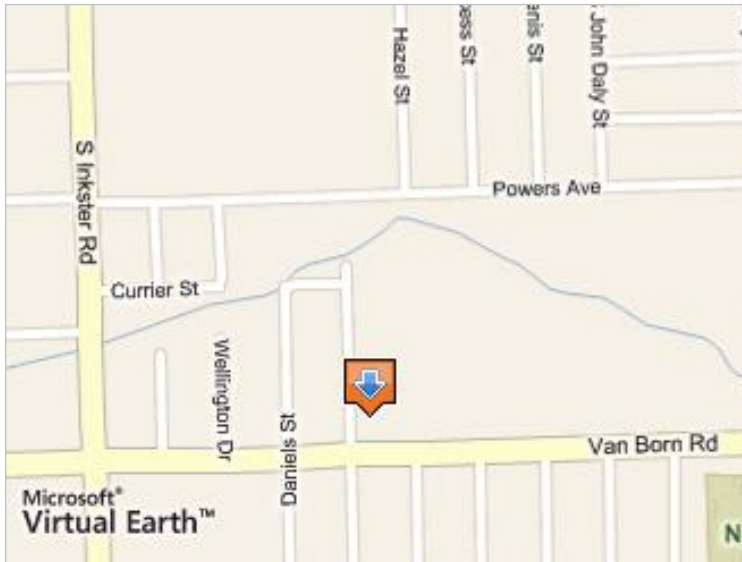
Notes:

26960 Van Born



Description: 17,636 SF Warehouse on 1.74 acre lot off Van Born Road east of Inkster Road. Includes 1 truckwell, 1 overhead door, 2 entrance doors, 12' ceiling clearance, overhead heaters. Completely wide open warehouse, building in great shape.

Location



Contact Information

CMP Real Estate Group
Layth Barash
www.cmprealestategroup.com

(248) 538-2000

| | |
|-------------------------------|----------------------|
| Sale Price | \$599,000 |
| Unit Price | \$33.96 |
| Lease Price/Month | Call for information |
| Zoning Code | Unknown |
| Total SF | 17,636 SF |
| Lot size | 1.74 acres |
| City | Dearborn Heights |
| County | Wayne |
| Vacant | Yes |
| Parking Space | Shared |
| Restrooms | Yes |
| Business Type | Retail |
| Year of construction | N/A |
| Current occupant | N/A |
| Owner of property | N/A |
| Prior occupant | Unified Wholesalers |
| Basement | None |
| Location/cross streets | Sylvia |
| Road Frontage | Full View |
| Water | Municipal |
| Waste | Municipal |
| Sidwell | 33 039 99 0003 001 |

Notes:

\$4.00 per SF, Triple net – lease agreement

25190 Van Born



Description: Good area for dollar store or like business types, larger lot, plenty of parking, taxes on larger parcel. North of I-94, West of Telegraph.

Location



Contact Information

CMP Real Estate Group
Layth Barash
www.cmprealestategroup.com

(248) 538-2000

| | |
|-------------------------------|---------------------------------------|
| Lease | \$13,000/mo |
| Taxes | \$17,285 – Summer \$9,352 – Winter |
| Zoning Code | M-1 |
| Total SF | 17,700 SF |
| Lot size | 2.52 acres |
| City | Dearborn Heights |
| County | Wayne |
| Vacant | Yes |
| Parking Space | Shared |
| Restrooms | Yes |
| Business Type | Retail |
| Year of construction | 1970 – Remodeled 1999 |
| Current occupant | N/A |
| Owner of property | N/A |
| Prior occupant | Unified Wholesalers |
| Basement | None |
| Location/cross streets | Sylvia |
| Road Frontage | Full View |
| Water | Municipal |
| Waste | Municipal |
| Sidwell | 33 043 99 0022 002 |

Notes:

\$13,000/mo – will divide
17,700 SF – will divide
220 V. Available doors 10-15 FT
Water, Sewer, Gas, Forced Air

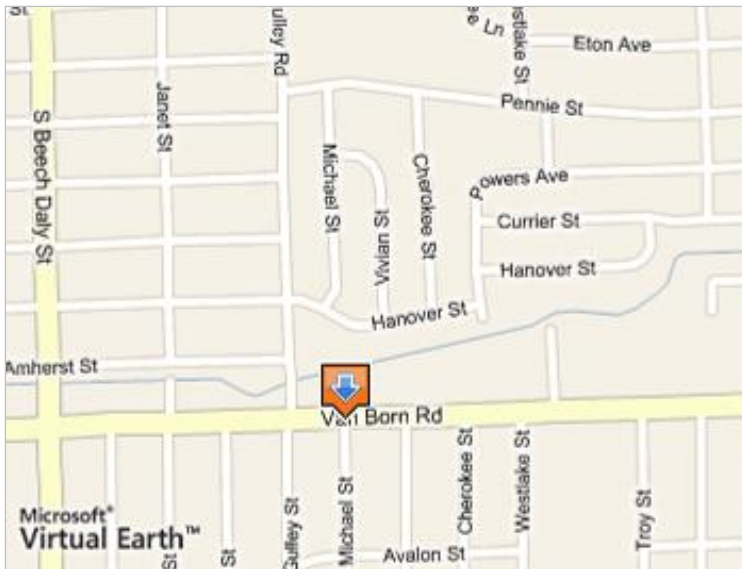
Terms: NNN Lease. Tenant to pay C.A.M. charges, Prorata, taxes, and utilities

25300 Van Born



Description: This parcel was formally a laundry mat/dry cleaner. It has been completely renovated and is in brand-new shape, ready for business. Attached to a shopping center of three neighboring stores – an overall better business advantage.

Location



Contact Information

Beale Group Commercial Real Estate
 Ferris Hamama
 248-358-0600
 www.bealegroup.com

| | |
|-------------------------------|-------------------------|
| Lease Price | \$8.00/SF (triple net) |
| Lease Price/Month | \$1,750/mo (triple net) |
| Zoning Code | C-3 |
| Total SF | 2,000 SF |
| Lot size | 0.79 acres |
| Lot Dimensions | 160ft x 214ft |
| City | Dearborn Heights |
| County | Wayne |
| Vacant | Yes |
| Parking Space | Shared |
| Restrooms | Yes |
| Gross Sales | N/A |
| Other | Any Appliance |
| Business Type | Retail |
| Year of construction | N/A |
| Current occupant | N/A |
| Owner of property | Single-tenant |
| Prior occupant | Laundromat-Dry Cleaners |
| Basement | None |
| Location/cross streets | Van Born near Sylvia |
| Road Frontage | Full View |
| Water | Municipal |
| Waste | Municipal |
| Sidwell | 33 043 99 0003 700 |

Notes:

Please be aware; when locating this property on the internet, note that this parcel may share a common street address with the other retail stores in the shopping strip which is 25320 Van Born Rd.

This information can be located by [clicking here](#) or visiting this government database website:

<https://is.bsasoftware.com/bsa.is/AssessingService/ServiceAssessingSearch.aspx?i=1&appid=0&unit=289>

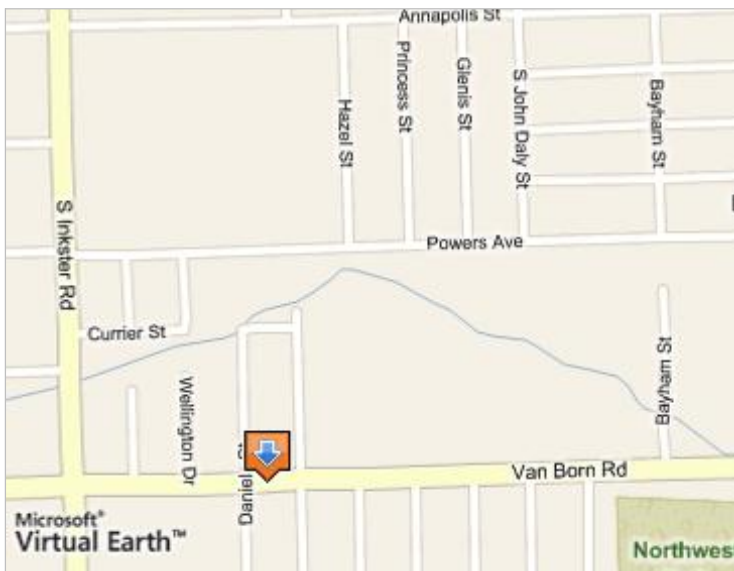
In Westwood School District 29

27060 Van Born



Description: Located on Van Born Rd. House located on the to the right of vacant property. Open and available land in adjacent lot.

Location



Contact Information

TIFA Office Office (313) 791-9824
 City of Dearborn Heights
 25637 Michigan Ave, Dearborn Heights, MI 48125
info@tifadh.com

| | |
|-------------------------------|---|
| Sale Price | Call for Information |
| Lease Price/SF | Call for Information |
| Lease Price/Month | Call for Information |
| Zoning Code | M-2 |
| Total SF | 8,712 SF |
| Lot size | 0.20 Acres |
| City | Dearborn Heights |
| County | Wayne |
| Vacant | Yes |
| Other | Vacant land on either Sides of the house. |
| Business Type | Vacant commercial property |
| Current occupant | None |
| Owner of property | City of DBH. TIFA |
| Basement | No |
| Location/cross streets | Between Sylvia & Daniels |
| Frontage/Depth | 71 ft x 120 ft |
| Water | Municipal |
| Waste | Municipal |
| Sidwell | 33 039 02 0092 000 |

Notes:

Van Born & Gulley Intersection



Description: Land for sale with all utilities available.
Land contract also available.

Location



Contact Information

Beale Group Commercial Real Estates
 Ryan Kattoo Office (248) 358-0600
rkattoo@bealegroup.com

| | |
|-------------------------------|-----------------------------|
| Sale Price | \$250,000 |
| Lease Price/SF | Call for Information |
| Lease Price/Month | Call for Information |
| Zoning Code | N/A |
| Total SF | 37,896 SF |
| Lot size | 0.87 Acres |
| City | Dearborn Heights |
| County | Wayne |
| Vacant | Yes/no building on land |
| Parking Space | Yes/Ample |
| Other | Between two shopping strips |
| Business Type | Vacant commercial land |
| Year of construction | N/A |
| Current occupant | None |
| Owner of property | N/A |
| Basement | N/A |
| Location/cross streets | Between gulley & telegraph |
| Frontage/Depth | N/A |
| Heating/Cooling | N/A |
| Electric | N/A |
| Telecom | N/A |
| Water | Municipal |
| Waste | Municipal |
| Sidwell | N/A |

Notes: