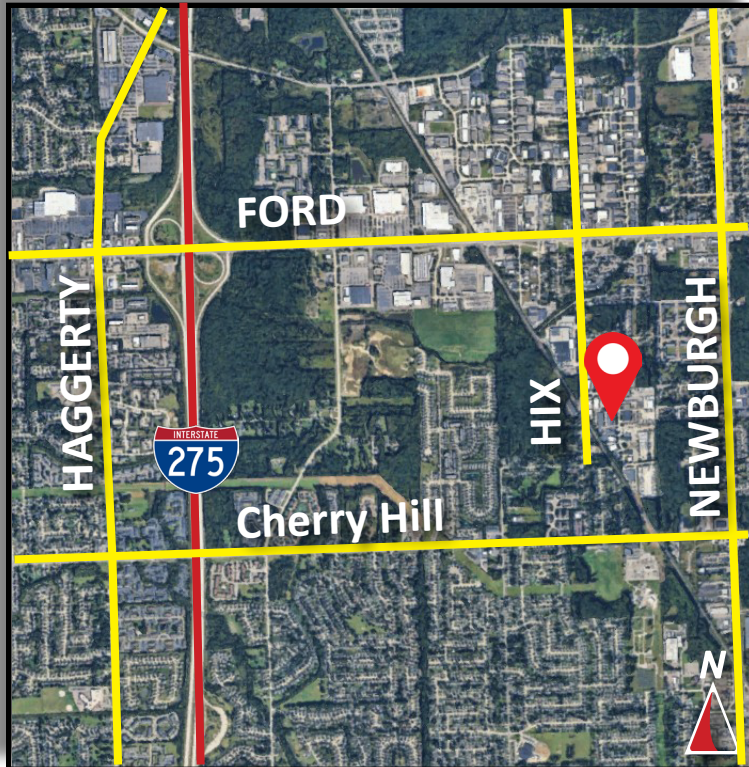


Burger

& COMPANY

FOR LEASE

38233 Abruzzi Drive
Westland, Michigan
3,200 Square Feet



- 3,200 square foot unit for lease
- Prime location with quick access to the Ford Road and I-275 interchange
- Brand new roof installed in 2025
- 16' clear height
- One (1) 12'x14' grade level door
- Modified gross lease rate includes base year real estate taxes, building insurance, lawn care and snow removal
- \$2,950 per month
- September 1st, 2026

Burger & Company

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38345 W. 10 Mile Road, Suite 100
Farmington Hills, MI 48335

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.

FOR LEASE

38217 Abruzzi Drive
Westland, MI 48185

BUILDING SPECIFICATIONS



Location	Ford Road & Hix	Total Building Square Feet	16,000 SF
County	Wayne	Square Feet Available	3,200 SF
Zoning	I-1 Light Industrial	Office Square Feet	800 SF
Year Built	1985	Warehouse Square Feet	2,400 SF

Construction	Brick/Block	Roof	Brand new 2025!
Clear Height	16'	Grade Level Doors	One (1) 12'x14'
Lighting	LED	Power	3 Phase 208v
Heating	Gas Forced	Restrooms	Yes
Parking	Ample		

Description

- 3,200 square foot unit for lease
- Prime location with quick access to the Ford Road and I-275 interchange
- Brand new roof installed in 2025
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- Modified gross lease rate includes base year real estate taxes, building insurance, lawn care and snow removal

Monthly \$2,950.00
Lease Type Modified Gross
Availability September 1st, 2026

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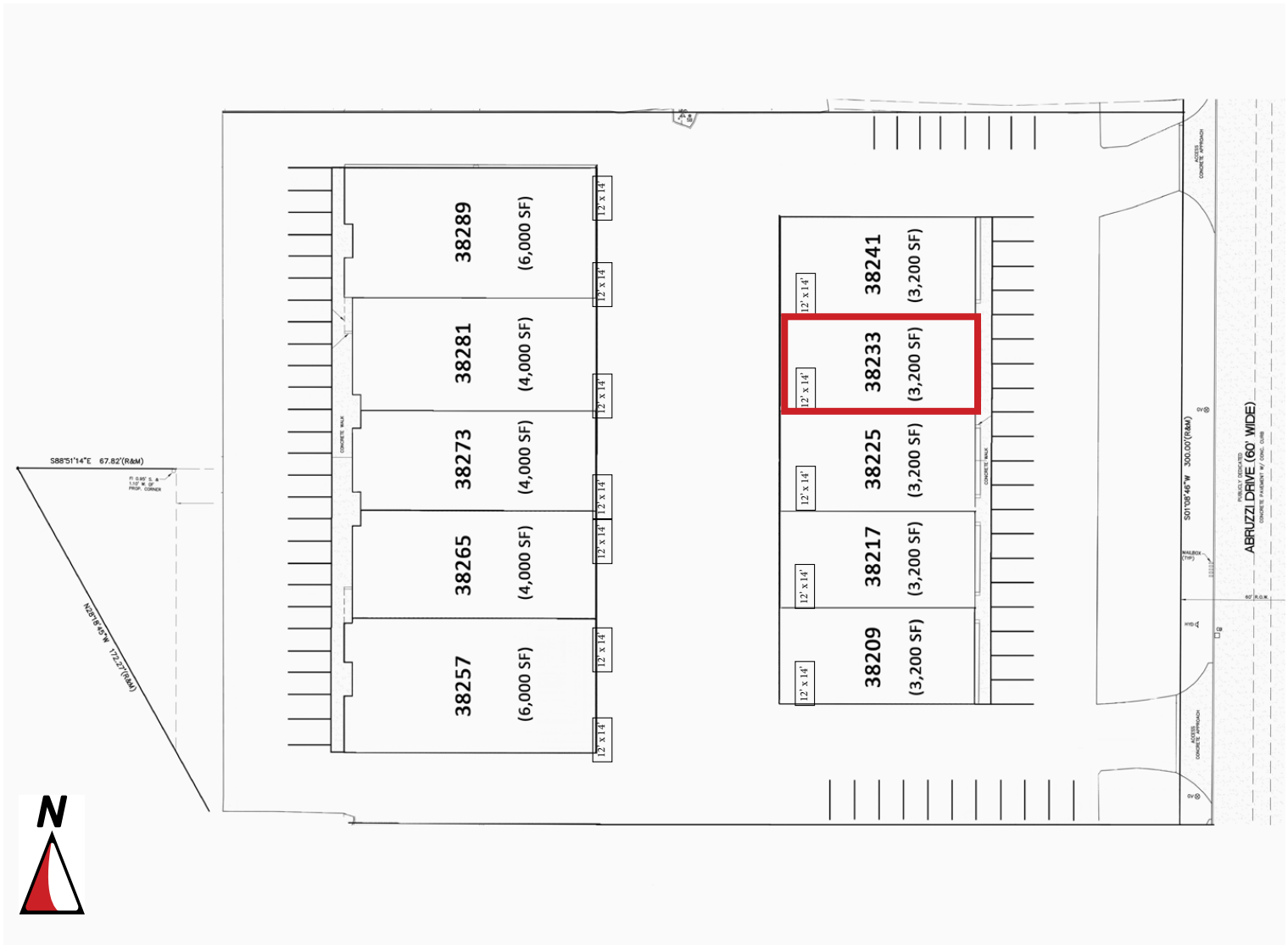
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SITE PLAN



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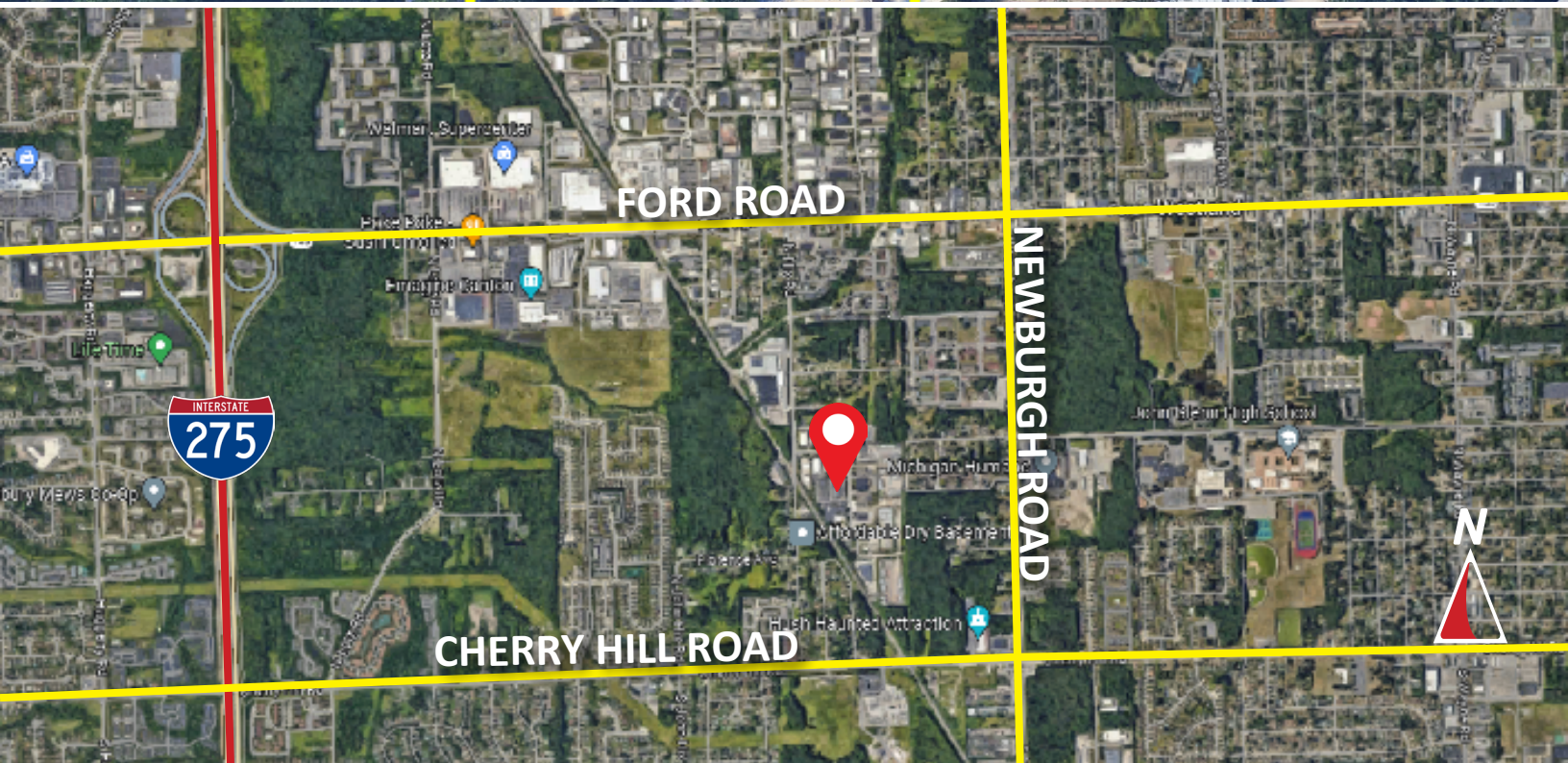
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AERIALS



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