

HPS FABRICATIONS AND ENCO ENGINEERING



4410 13TH ST. WYANDOTTE, MI

AQRE Advisors is pleased to present the opportunity to acquire the subject property located at 4410 13th St, Wyandotte, MI 48192 ("Property"). The 17,020 SF single-tenant building is situated on ±3.34 AC of land and is 100% occupied by HPS Fabrications Inc. ("Tenant"). The Tenant has long-term operating history at this location and has agreed to sign a new, 10 year lease at the close of escrow.



OCCUPANCY
100%



BUILDING SIZE
± 17,020 SF







LAND SIZE
±3.34 AC



YEAR BUILT
1968

INVESTMENT HIGHLIGHTS

-  10-Year Absolute Triple Net (NNN) Lease: Zero Landlord Responsibilities.
-  10% Rental Rate Increase in Year 6.
-  Premier Metal Fabrication & Engineering Company in business since 1985.
-  Tenant's sales growth is supported by an extensive client list: Ford, Toyota, GM, US Army, Navy & Air Force, Corewell Health, etc.
-  Tenant has made significant CapEx investments within the last 3-years.

CONTACT

 **PREPARED BY AQRE ADVISORS**

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