

FOR SALE

GUARDIAN ALARM 2 PROPERTY PORTFOLIO SALE



TWO PROPERTY PORTFOLIO LISTING

18000 W 8 MILE ROAD & 20800 SOUTHFIELD ROAD
SOUTHFIELD, MI 48075

PROPERTY HIGHLIGHTS:

- 66,000 SF two(2), adjacent, 3-story office building campus with approximately 280 car parking, and possible use of bisecting side-street for additional parking between addresses
- ERO - Zoning yielding many acceptable uses (re-zone for an alternative use may be considered)
- Newer exterior paint/awning/paving along with several renovated workstation pods
- Highly accessible/visible centrally-located complex with prominent signage from Southfield Freeway (M-39)
- Mixture of executive offices, multiple open cubicle areas, quasi storage area in south building with angled scissor lift near double door entry
- Excellent corporate office campus, law office campus, assembly buildings, or multi-tenant investment
- North Bldg. roof installed 2013; warranted until 2028 | South Bldg. roof installed 2009; warranted until 2026
- Sale Price: \$2,490,000 (\$37.72/SF)

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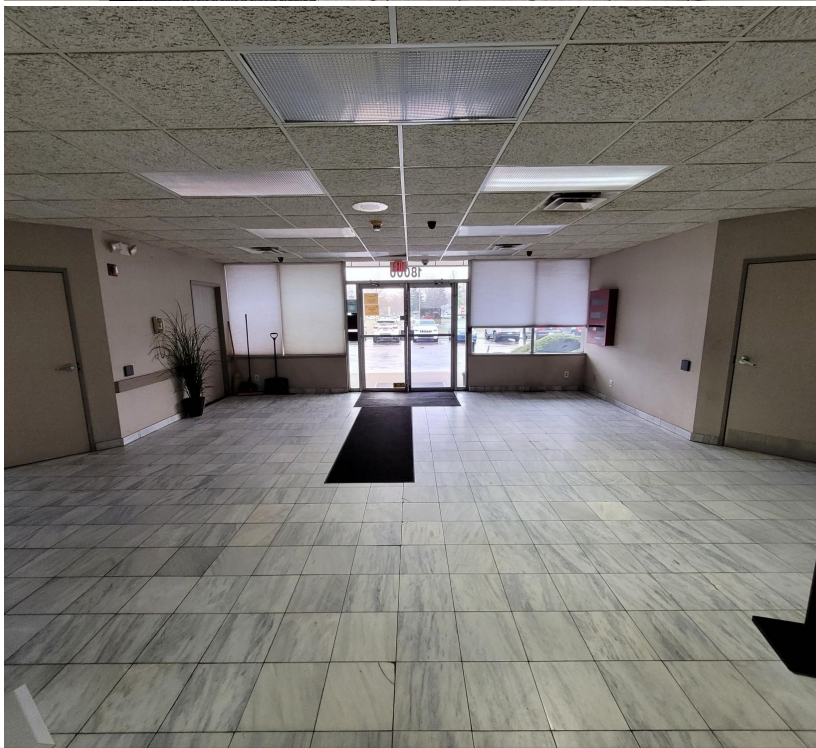
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18000 W 8 MILE
PROPERTY PHOTO



20800 SOUTHFIELD ROAD
PROPERTY PHOTOS



GUARDIAN ALARM 2 PROPERTY PORTFOLIO SALE

PROPERTY **LOCATION**



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GUARDIAN ALARM 2 PROPERTY PORTFOLIO SALE

PROPERTY **INFORMATION**

18000 W 8 MILE	
Building SF:	36,873 SF
# of Floors:	3
Year Built:	1963
Land Size:	1.382
Parcel ID #:	24-36-354-002
Parking:	Surface 152 Spaces

20800 SOUTHFIELD ROAD	
Building SF:	30,000 SF
# of Floors:	3
Year Built:	1968
Land Size:	1.277
Parcel ID #:	24-36-353-021
Parking:	Surface 111 Spaces

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