

32853 EDWARD AVENUE  
MADISON HEIGHTS, MICHIGAN



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

INDUSTRIAL FOR SALE OR LEASE  
9,993-16,226 Square Feet Available



## LOCATED IN THE OPPORTUNITY ZONE

### PROPERTY FEATURES

- Up to 9,993 square feet available for lease
- 16,226 square foot building for sale
- 3,760 square feet of office
- 17' clear height
- (1) 12x14 grade level door / (1) truckwell
- Zoned Light Industrial
- 1,000 amps, 240 volts, buss duct
- Warehouse area will be split and separated into two sections, owner will occupy half the space
- Great building with excellent access to I-75 and minutes from I-696
- Owner would lease shop without front office
- Lease Rate: \$5.95/sq.ft.
- Sale Price: \$1,300,000 (\$80.12/sq.ft.)



For more information, please contact:

**PAUL HOGE**  
(248) 948 0103  
paulhoge@signatureassociates.com

**KRIS PAWLOWSKI**  
(248) 359 3801  
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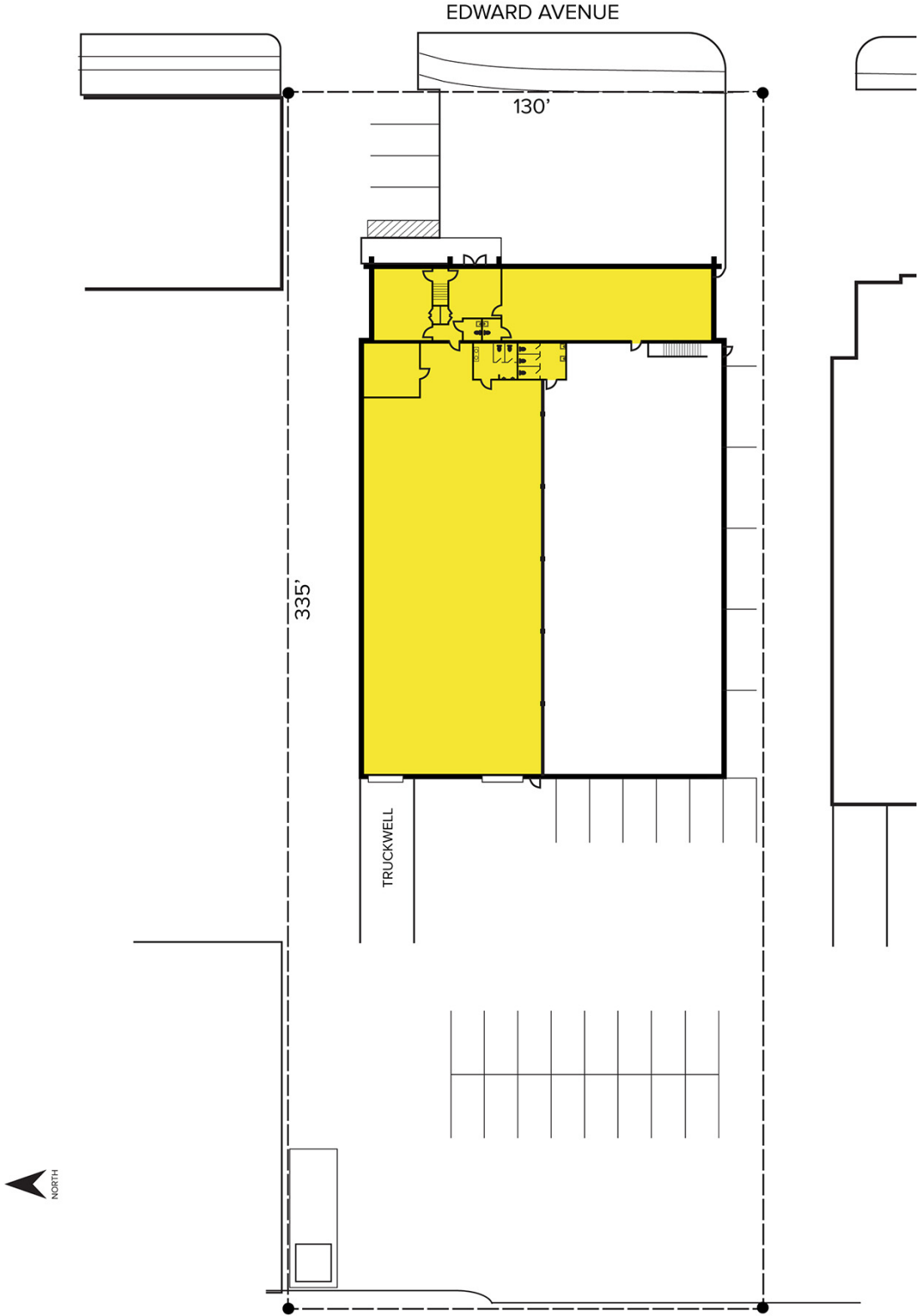
**SIGNATURE ASSOCIATES**  
One Towne Square, Suite 1200  
Southfield, MI 48076  
www.signatureassociates.com

# 32853 Edward Avenue – Madison Heights, Michigan

Industrial For Sale or Lease

9,993-16,226  
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AVAILABLE

## Site Plan



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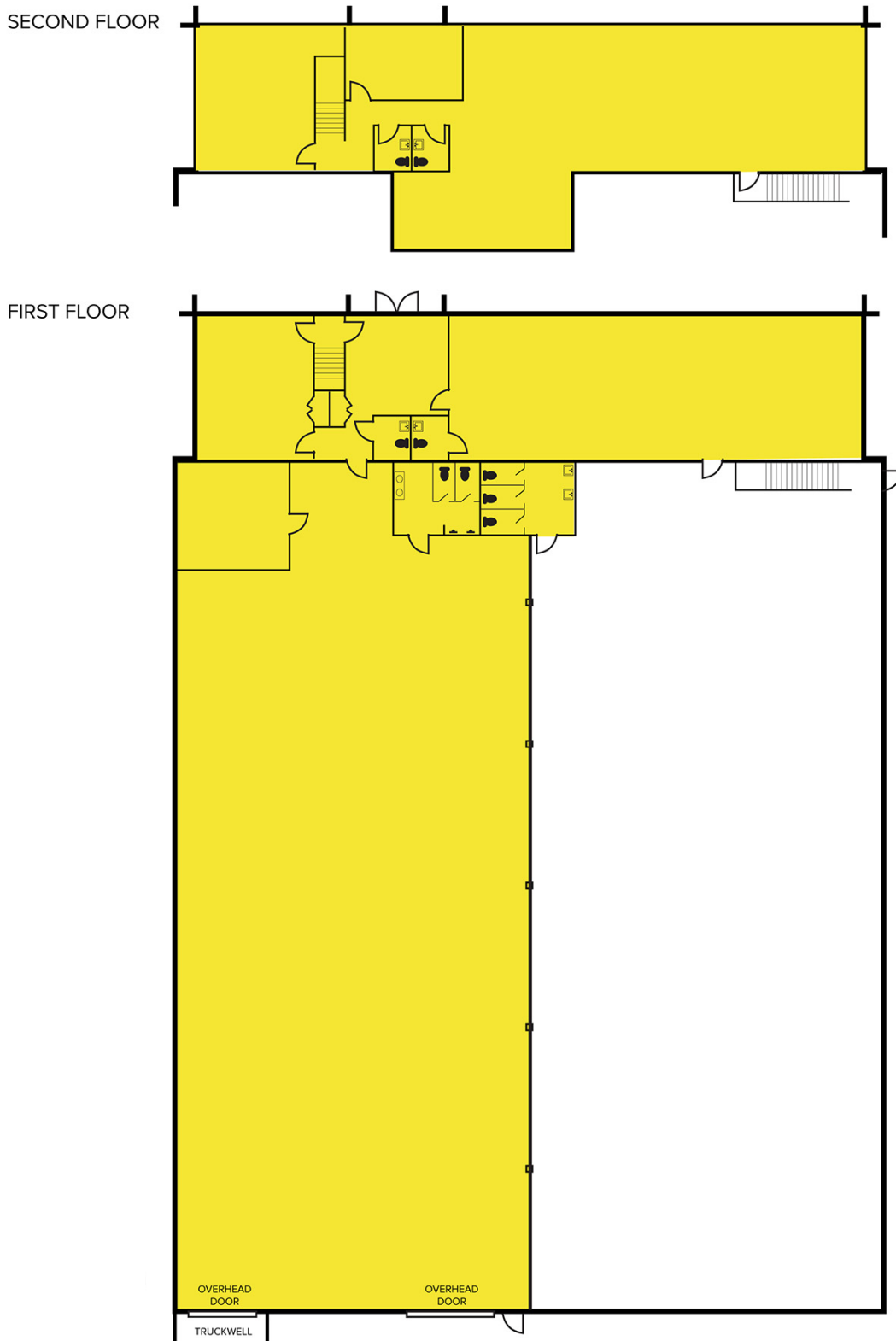
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Aerial



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