



Industrial For Sale or Lease

Property Name:

Location: 32501 Dequindre Road
City, State: Madison Heights, MI
Cross Streets: 14 Mile Rd./Dequindre Rd.
County: Oakland
Zoning: Lt. Industrial

BUILDING SIZE / AVAILABILITY

Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	88,052	Available Shop Sq. Ft.:	30,000
Available Sq. Ft.:	30,000	Available Office Sq. Ft.:	To Suit
		Office Dim:	N/A
		Shop Dim:	N/A

PROPERTY INFORMATION

Multi-Tenant:	Yes	Year Built:	1960 (Retrofit: 1991)
Clear Height:	16'	Rail:	No
Grade Level Door(s):	4: 10 x 12	Security:	No
Truckwells or Docks:	4	Interior:	No
Exterior Construction:	Block/Brick	Lighting:	Fluorescent
Structural System:	N/A	Bay Sizes:	20' x 40'
Air-Conditioning:	No	Restrooms:	Yes
Heating:	Gas Units	Cranes:	No
Availability:	4/01/2021	Parking:	Shared/Rear
Power (Amps/Volts):	2000 Amps, 480/277 Volts	Roof:	N/A
		Floors:	6"
		Floor Drains:	No
		Acreage:	4.730
		Land Dimensions:	241.9 x 851.64

PRICING INFORMATION

Lease Rate:	\$5.95	Mthly Rate:	\$14,875.00/mo	Deposit:	2 Months
Lease Type:	NNN	Lease Term:	3-5 Year(s)	TD:	N/A
Sale Price:	\$4,950,000 (\$56.22/sqft)	Taxes:	\$0.53/sq. ft.	Parcel #:	25-01-226-036
Imprv Allow:	N/A	Options:	N/A	Assessor #:	N/A
Tenant Responsibility:	N/A				

COMMENTS

- Front of building (54,052 sq. ft.) leased
- Rear 30,000 sq. ft. available
- 4,000 sq. ft. +/- of shared common maneuvering area in front of docks
- Shared use of 4 docks
- Good secondary warehouse location


Broker: SIGNATURE ASSOCIATES
Agent(s):

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