



## Hi-Tech For Sale or Lease

**Property Name:** Simiron  
**Location:** 32401 Industrial Drive  
**City, State:** Madison Heights, MI  
**Cross Streets:** 14 Mile Rd./Dequindre Rd.  
**County:** Oakland  
**Zoning:** Lt. Industrial

### BUILDING SIZE / AVAILABILITY

<b>Building Type:</b>	Built	<b>Mezzanine:</b>	N/A
<b>Total Building Sq. Ft.:</b>	16,261	<b>Available Shop Sq. Ft.:</b>	8,080
<b>Available Sq. Ft.:</b>	16,261	<b>Available Office Sq. Ft.:</b>	8,181
		<b>Office Dim:</b>	N/A
		<b>Shop Dim:</b>	N/A

### PROPERTY INFORMATION

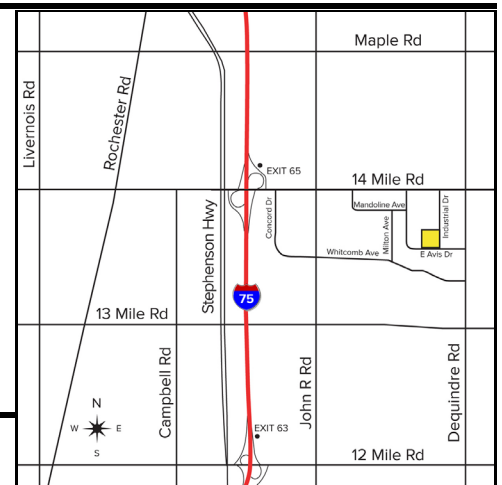
<b>Freestanding:</b>	Yes	<b>Year Built:</b>	1965 (Retrofit: 2017)
<b>Clear Height:</b>	16' - 19'	<b>Rail:</b>	No
<b>Grade Level Door(s):</b>	1: 10 x 10	<b>Security:</b>	Yes
<b>Truckwells or Docks:</b>	1	<b>Interior:</b>	No
<b>Exterior Construction:</b>	Block/Brick	<b>Lighting:</b>	T-8
<b>Structural System:</b>	Steel	<b>Bay Sizes:</b>	N/A
<b>Air-Conditioning:</b>	Yes	<b>Restrooms:</b>	Yes
<b>Heating:</b>	Gas & Radiant	<b>Cranes:</b>	No
<b>Availability:</b>	4/01/2021	<b>Parking:</b>	N/A
<b>Power (Amps/Volts):</b>	1200 Amps, 240 Volts, Short run of Buss Duct	<b>Roof:</b>	N/A
		<b>Floors:</b>	6"
		<b>Floor Drains:</b>	No
		<b>Acreage:</b>	1.790
		<b>Land Dimensions:</b>	245 x 335

### PRICING INFORMATION

<b>Lease Rate:</b>	\$6.95	<b>Mthly Rate:</b>	\$9,417.83/mo	<b>Deposit:</b>	2 Months
<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	5-10 Year(s)	<b>TD:</b>	N/A
<b>Sale Price:</b>	\$1,200,000 (\$73.80/sqft)	<b>Taxes:</b>	\$16,264.43	<b>Parcel #:</b>	25-01-202-025
<b>Imprv Allow:</b>	N/A	<b>Options:</b>	N/A	<b>Assessor #:</b>	N/A
<b>Tenant Responsibility:</b>	N/A				

### COMMENTS

- Good corner building on large lot
- Offices recently updated
- Ceiling lowest point on column lines, higher between columns



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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