

FOR SALE

ELITE FIRE & SAFETY
23661 TELEGRAPH ROAD
SOUTHFIELD, MI 48033



PROPERTY FEATURES:

- 14,484 SF light industrial/flex building
- Selling as an investment with current tenant/owner remaining under lease
- Centrally located to all of Metro Detroit with excellent access to major roads
- Newer designed/renovated office space/ bullpen area with ample warehouse space - 18' clear height
- Extra lot just west for high parking ratio
- Excellent condition and very neat/efficient building



FOR MORE INFORMATION PLEASE CONTACT:

DAN VERDERBAR
dan.verderbar@freg.com

248.324.2000

eCODE 484

The information provided herein along with any attachment(s) was obtained from sources believed to be reliable, however, Friedman Real Estate makes no guarantees, warranties, or representations as to the completeness or accuracy of such information and legal counsel is advised. All information provided is subject to verification and no liability for reliance on such information or errors or omissions is assumed. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2020 Friedman Real Estate. All rights reserved.

FOR SALE

ELITE FIRE & SAFETY
23661 TELEGRAPH ROAD
SOUTHFIELD, MI 48033



BUILDING SF:	14,484 SF
WAREHOUSE SF:	7,500 SF
OFFICE SF:	7,000 SF
LAND SIZE:	1.76
COUNTY:	OAKLAND
CROSS STREETS:	TELEGRAPH/9 MILE

SITE

LAND (ACRES):	1.76
PARCEL NUMBER:	24-29-427-018, 24-29-427-019
ZONING:	I-1

GENERAL

PARKING SPACES:	35
PARKING RATIO:	2.8
PARKING TYPE:	SURFACE

PRICING & AVAILABILITY

ASKING PRICE	\$1,200,000
OCCUPANCY:	SINGLE

BUILDING INFORMATION

CONSTRUCTION TYPE:	STEEL/BLOCK/BRICK
WALLS/PARTITIONS TYPE:	DRYWALL
ROOF TYPE:	RUBBER MEMBRANE
YEAR BUILT:	1966
YEAR RENOVATED:	2017
STORIES:	1
LIGHTING:	LED, FLUORESCENT
HEATING:	GAS FORCED AIR
CLEAR HEIGHT:	18'
CEILING HEIGHT:	9-14'
RESTROOMS:	2 LARGE, 1 SMALL
# DOCKS/TRUCKWELLS:	1
# GRADE LEVEL DOORS:	2
DOOR DIMENSIONS (HXW):	10' X 12', 12' X 14'

FOR MORE INFORMATION PLEASE CONTACT:

DAN VERDERBAR
dan.verderbar@freg.com

248.324.2000

eCODE 484

FOR SALE

ELITE FIRE & SAFETY
23661 TELEGRAPH ROAD
SOUTHFIELD, MI 48033



FOR MORE INFORMATION PLEASE CONTACT:

DAN VERDERBAR dan.verderbar@freg.com

248.324.2000

eCODE 484