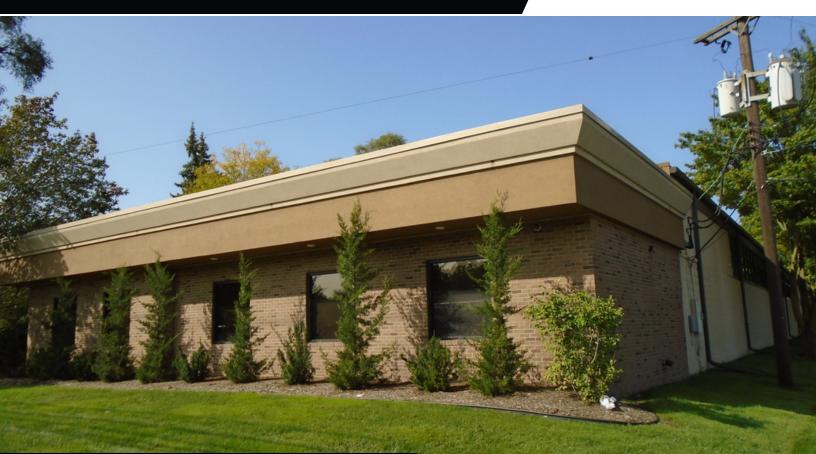
FOR SALE

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



DAN VERDERBAR dan.verderbar@freg.com

248.324.2000

eCODE 484

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FRIEDMAN REAL ESTATE

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
HEATING: CLEAR HEIGHT:	GAS FORCED AIR
CLEAR HEIGHT:	18'
CLEAR HEIGHT: CEILING HEIGHT:	18' 9-14'
CLEAR HEIGHT: CEILING HEIGHT: RESTROOMS:	18' 9-14' 2 LARGE, 1 SMALL

FOR MORE INFORMATION PLEASE CONTACT:

DAN VERDERBAR dan.verderbar@freg.com

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eCODE 484

FRIEDMAN REAL ESTATE

34975 WEST TWELVE MILE ROAD

FARMINGTON HILLS, MI 48331

FOR SALE

ELITE FIRE & SAFETY 23661 TELEGRAPH ROAD SOUTHFIELD, MI 48033





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