



## Industrial For Sale

**Property Name:** Site One  
**Location:** 31691 Dequindre Road  
**City, State:** Madison Heights, MI  
**Cross Streets:** South of Fourteen Mile Road  
**County:** Oakland  
**Zoning:** Industrial

### BUILDING SIZE / AVAILABILITY

<b>Total Building Sq. Ft.:</b> 18,603	<b>Building Type:</b> Built	<b>Mezzanine:</b> 1,000
<b>Available Sq. Ft.:</b> 18,603	<b>Available Shop Sq. Ft.:</b> 11,997	<b>Office Dim:</b> 37 x 90
	<b>Available Office Sq. Ft.:</b> 6,606	<b>Shop Dim:</b> 133 x 90

### PROPERTY INFORMATION

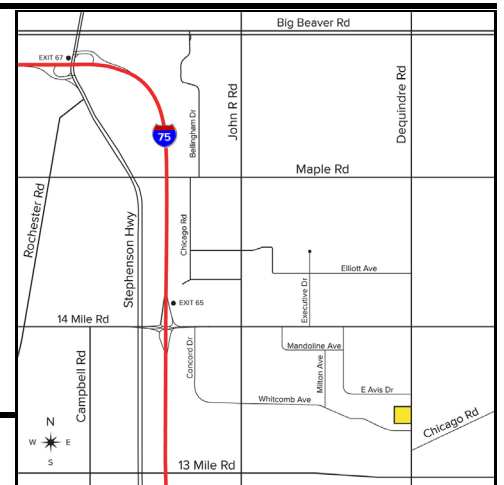
<b>Clear Height:</b> 16'	<b>Freestanding:</b> Yes	<b>Year Built:</b> 1969
<b>Grade Level Door(s):</b> 2: 12 x 12	<b>Rail:</b> No	<b>Sprinklers:</b> No
<b>Truckwells or Docks:</b> 1	<b>Security:</b> Yes	<b>Signage:</b> Yes
<b>Exterior Construction:</b> Block/Stucco	<b>Interior:</b> No	<b>Exterior:</b> Yes
<b>Structural System:</b> Steel	<b>Lighting:</b> Fluorescent	<b>Roof:</b> New - 2018
<b>Air-Conditioning:</b> Office	<b>Bay Sizes:</b> N/A	<b>Floors:</b> N/A
<b>Heating:</b> GFA/Radiant	<b>Restrooms:</b> Yes	<b>Floor Drains:</b> Yes
<b>Availability:</b> 12/31/2023	<b>Cranes:</b> No	<b>Acreage:</b> 2.240
<b>Power (Amps/Volts):</b> 800 A, 240/480 V, 3-Phase	<b>Parking:</b> Heavy	<b>Land Dimensions:</b> 243 x 399

### PRICING INFORMATION

<b>Sale Price:</b> \$2,400,000	<b>Deposit:</b> N/A	<b>TD:</b> N/A
<b>Taxes:</b> \$0.82/SF (2021)	<b>Options:</b> N/A	<b>Assessor #:</b> N/A
<b>Parcel #:</b> 25-01-426-028		

### COMMENTS

Main road building near I-75 and I-696 with an outside storage yard on 2.24 acres with a truckwell. 2-story offices which are connected to mezzanine. New roof in 2018 with a 20 year warranty. Building currently leased until 12/31/2023.



**Broker:** SIGNATURE ASSOCIATES

#### Agent(s):

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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.