



Hi-Tech For Sale/Sublease

Property Name:
Location: 31700 Research Park Drive
City, State: Madison Heights, MI
Cross Streets: Whitcomb/John R Rd.
County: Oakland
Zoning: Lt. Industrial

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 23,980	Building Type: Built	Mezzanine: N/A
Available Sq. Ft.: 23,980	Available Shop Sq. Ft.: 1,940	Office Dim: N/A
	Available Office Sq. Ft.: 22,040	Shop Dim: N/A

PROPERTY INFORMATION

Freestanding: Yes	Year Built: 1988 (Retrofit: 2021)
Clear Height: 17'	Sprinklers: Yes
Grade Level Door(s): 1: 12 x 14	Signage: N/A
Truckwells or Docks: 0	Exterior: N/A
Exterior Construction: Block/Brick	Roof: Rubber
Structural System: Steel	Floors: 6" Concrete
Air-Conditioning: 100% Roof Top	Floor Drains: No
Heating: Gas Forced Air	Acreage: 2.385
Availability: 90 Days	Land Dimensions: 318 x 310
Power (Amps/Volts): 1200 Amps, 277/480 Volts	

PRICING INFORMATION

Lease Rate: \$8.00	Mthly Rate: \$15,986.67/mo	Deposit: 2 Months
Lease Type: NNN	Lease Term: 3-5 Year(s)	TD: N/A
Sale Price: \$3,000,000 (\$125.10/sqft)	Taxes: \$26,177.31 (2022)	Parcel #: 25-01-326-021
Imprv Allow: N/A	Options: N/A	Assessor #: N/A

Tenant Responsibility: Taxes, Insurance, CAM, & Utilities

COMMENTS

High image, hi-tech facility. Updated in 2020, new roof with warranty in 2021. Generous parking.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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