



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 Building Type: Built Mezzanine: N/A Office Dim: Total Building Sq. Ft.: 23.980 Available Shop Sq. Ft.: 1.940 N/A Available Sq. Ft.: 23,980 Available Office Sq. Ft.: 22.040 Shop Dim: N/A

PROPERTY INFORMATION Freestanding: Yes Year Built: 1988 (Retrofit: 2021)

Clear Height: 17' Rail: No Sprinklers: Yes Grade Level Door(s): 1: 12 x 14 Security: Yes Signage: N/A **Truckwells or Docks:** Interior: N/A Exterior: N/A

Exterior Construction:Block/BrickLighting:FluorescentRoof:RubberStructural System:SteelBay Sizes:N/AFloors:6" Concrete

Air-Conditioning:100% Roof TopRestrooms:YesFloor Drains:NoHeating:Gas Forced AirCranes:NoAcreage:2.385

Availability: 90 Days Parking: 129, Concrete Land

Power (Amps/Volts): 1200 Amps, 277/480 Volts Dimensions: 318 x 310

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

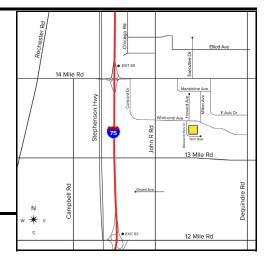
Sale Price: \$3,000,000 (\$125.10/sqft) **Taxes:** \$26,177.31 (2022) **Parcel #:** 25-01-326-021

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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