



## Hi-Tech For Sale or Lease

**Property Name:** Freeway Industrial Park  
**Location:** 23936 Industrial Park Drive  
**City, State:** Farmington/F. Hills, MI  
**Cross Streets:** Grand River Ave./Halsted Rd.  
**County:** Oakland  
**Zoning:** Light Ind.

### BUILDING SIZE / AVAILABILITY

|                                |        |                                  |          |
|--------------------------------|--------|----------------------------------|----------|
| <b>Building Type:</b>          | Built  | <b>Mezzanine:</b>                | 450      |
| <b>Total Building Sq. Ft.:</b> | 21,932 | <b>Available Shop Sq. Ft.:</b>   | 5,931    |
| <b>Available Sq. Ft.:</b>      | 21,932 | <b>Available Office Sq. Ft.:</b> | 16,000   |
|                                |        | <b>Office Dim:</b>               | 90 x 160 |
|                                |        | <b>Shop Dim:</b>                 | 56 x 100 |

### PROPERTY INFORMATION

|                               |                               |                         |               |
|-------------------------------|-------------------------------|-------------------------|---------------|
| <b>Freestanding:</b>          | Yes                           | <b>Year Built:</b>      | 1968          |
| <b>Clear Height:</b>          | 14' - 16'                     | <b>Rail:</b>            | No            |
| <b>Grade Level Door(s):</b>   | 1: 12 x 14                    | <b>Security:</b>        | Yes           |
| <b>Truckwells or Docks:</b>   | 1                             | <b>Interior:</b>        | No            |
| <b>Exterior Construction:</b> | Steel                         | <b>Lighting:</b>        | T-12          |
| <b>Structural System:</b>     | Block                         | <b>Bay Sizes:</b>       | N/A           |
| <b>Air-Conditioning:</b>      | Offices                       | <b>Restrooms:</b>       | Office & Shop |
| <b>Heating:</b>               | Yes                           | <b>Cranes:</b>          | No            |
| <b>Availability:</b>          | Immediately                   | <b>Parking:</b>         | 48            |
| <b>Power (Amps/Volts):</b>    | 2000 Amps, 480 Volts, 3-Phase | <b>Roof:</b>            | Rubber        |
|                               |                               | <b>Floors:</b>          | N/A           |
|                               |                               | <b>Floor Drains:</b>    | No            |
|                               |                               | <b>Acreage:</b>         | 1.100         |
|                               |                               | <b>Land Dimensions:</b> | N/A           |

### PRICING INFORMATION

|                               |                            |                    |                       |                    |               |
|-------------------------------|----------------------------|--------------------|-----------------------|--------------------|---------------|
| <b>Lease Rate:</b>            | \$10.00                    | <b>Mthly Rate:</b> | N/A                   | <b>Deposit:</b>    | N/A           |
| <b>Lease Type:</b>            | G + U                      | <b>Lease Term:</b> | N/A                   | <b>TD:</b>         | N/A           |
| <b>Sale Price:</b>            | \$1,800,000 (\$82.07/sqft) | <b>Taxes:</b>      | \$17,689.43 (2020/21) | <b>Parcel #:</b>   | 23-30-251-010 |
| <b>Imprv Allow:</b>           | N/A                        | <b>Options:</b>    | N/A                   | <b>Assessor #:</b> | N/A           |
| <b>Tenant Responsibility:</b> | N/A                        |                    |                       |                    |               |

### COMMENTS

Excellent building in Freeway Industrial Park. Close proximity to major freeways. Heavy power, 2,000 amps, 480 volts, 3-phase. Ideal for many uses including manufacturing engineering, and R&D. Approximately 16,000 sq. ft. of office space. Can be demoed back to 2,715 sq. ft. 9,305 square feet for lease with dock and overhead door - 16' clear.



**Broker:** SIGNATURE ASSOCIATES

#### Agent(s):

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