



## Industrial For Sale or Lease

**Property Name:**

**Location:** 21110-21166 Greenfield Road  
**City, State:** Oak Park, MI  
**Cross Streets:** N. of 8 Mile Road  
**County:** Oakland  
**Zoning:** B-2 General Bus.

### BUILDING SIZE / AVAILABILITY

<b>Building Type:</b>	Built	<b>Mezzanine:</b>	N/A
<b>Total Building Sq. Ft.:</b>	91,006	<b>Available Shop Sq. Ft.:</b>	60,641
<b>Available Sq. Ft.:</b>	60,641	<b>Available Office Sq. Ft.:</b>	To Suit
		<b>Office Dim:</b>	N/A
		<b>Shop Dim:</b>	N/A

### PROPERTY INFORMATION

<b>Multi-Tenant:</b>	Yes	<b>Year Built:</b>	1992
<b>Clear Height:</b>	17'6"	<b>Rail:</b>	No
<b>Grade Level Door(s):</b>	0	<b>Security:</b>	Yes
<b>Truckwells or Docks:</b>	2	<b>Interior:</b>	No
<b>Exterior Construction:</b>	Block	<b>Lighting:</b>	Metal Halide
<b>Structural System:</b>	Block	<b>Bay Sizes:</b>	35x40
<b>Air-Conditioning:</b>	Central Rooftop	<b>Restrooms:</b>	Yes
<b>Heating:</b>	Gas	<b>Cranes:</b>	No
<b>Availability:</b>	60-90 Days	<b>Parking:</b>	Ample
<b>Power (Amps/Volts):</b>	400 Amps, 240 Volts, Needs Refurbishment	<b>Land Dimensions:</b>	Irregular
		<b>Sprinklers:</b>	Yes
		<b>Signage:</b>	N/A
		<b>Exterior:</b>	Yes
		<b>Roof:</b>	N/A
		<b>Floors:</b>	6"
		<b>Floor Drains:</b>	No
		<b>Acreage:</b>	21.220

### PRICING INFORMATION

<b>Lease Rate:</b>	TBD	<b>Mthly Rate:</b>	TBD	<b>Deposit:</b>	2 Months
<b>Lease Type:</b>	TBD	<b>Lease Term:</b>	5 Year(s)	<b>TD:</b>	N/A
<b>Sale Price:</b>	TBD	<b>Taxes:</b>	\$25,999 (2019/20)	<b>Parcel #:</b>	25-31-351-040
<b>Imprv Allow:</b>	N/A	<b>Options:</b>	N/A	<b>Assessor #:</b>	N/A
<b>Tenant Responsibility:</b>	N/A				

### COMMENTS

Within quoted rate, will build 5-10% offices and upgrade building for occupancy. Sale price dependent upon acreage to go with the building. Acreage available 9.86 - 21.22 acres. Excellent centrally located warehouse. Property can also be utilized for retail purposes. Sale price and lease rate negotiable.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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