



Hi-Tech For Sale or Lease

Property Name:

Location: 29401 Stephenson Highway

City, State: Madison Heights, MI

Cross Streets: 12 Mile Rd.

County: Oakland

Zoning: M-1

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 39,770
Available Sq. Ft.: 20,000 - 39,770

Building Type: Built
Available Shop Sq. Ft.: 0
Available Office Sq. Ft.: 20,000 - 39,770

Mezzanine: N/A
Office Dim: N/A
Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 12'
Grade Level Door(s): 1: 12 x 10
Truckwells or Docks: 0
Exterior Construction: Block
Structural System: Standard
Air-Conditioning: HVAC
Heating: HVAC
Availability: Immediately
Power (Amps/Volts): 1000 Amps, 480 Volts, Heavy

Freestanding: Yes
Rail: No
Security: No
Interior: N/A
Lighting: N/A
Bay Sizes: N/A
Restrooms: Yes
Cranes: No
Parking: 103, Free Surface

Year Built: 1987
Sprinklers: No
Signage: N/A
Exterior: N/A
Roof: Flat
Floors: N/A
Floor Drains: No
Acreage: 1.890
Land Dimensions: N/A

PRICING INFORMATION

Lease Rate: \$6.00
Lease Type: NNN
Sale Price: \$2,950,000 (\$74.18/sqft)
Imprv Allow: N/A
Tenant Responsibility: N/A

Mthly Rate: N/A
Lease Term: -
Taxes: \$65,144.46 (2021)
Options: N/A

Deposit: N/A
TD: N/A
Parcel #: 25-11-376-024
Assessor #: N/A

COMMENTS

Immediate opportunity for 20,000 - 39,770 sq. ft. flex space in fantastic location. Ample parking with single bay door for drive in access. Current floor plan is wide open office. Could divided by floor. Property also site plan approved for self storage development. Brand new parking lot and freshly painted building exterior.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Peter Vanderkaay, (248) 359-3837, pvanderkaay@signatureassociates.com