



## Industrial for Sale/Lease

**Property Name:**

**Location:** 32853 Edward Avenue  
**City, State:** Madison Heights, MI  
**Cross Streets:** East of John R Rd.  
**County:** Oakland  
**Zoning:** Lt. Industrial

**BUILDING SIZE / AVAILABILITY**

<b>Building Type:</b> Built	<b>Mezzanine:</b> N/A
<b>Total Building Sq. Ft.:</b> 16,226	<b>Available Shop Sq. Ft.:</b> 12,626
<b>Available Sq. Ft.:</b> 16,226	<b>Available Office Sq. Ft.:</b> 3,600
	<b>Office Dim:</b> N/A
	<b>Shop Dim:</b> N/A

**PROPERTY INFORMATION**

<b>Freestanding:</b> Yes	<b>Year Built:</b> 1972
<b>Clear Height:</b> 17'	<b>Sprinklers:</b> No
<b>Grade Level Door(s):</b> 1: 12 x 14	<b>Signage:</b> None
<b>Truckwells or Docks:</b> 1	<b>Exterior:</b> Yes
<b>Exterior Construction:</b> Block	<b>Lighting:</b> N/A
<b>Structural System:</b> Steel Columns	<b>Roof:</b> N/A
<b>Air-Conditioning:</b> Office	<b>Floors:</b> N/A
<b>Heating:</b> Gas Unit	<b>Floor Drains:</b> No
<b>Availability:</b> Immediately	<b>Restrooms:</b> Yes
<b>Power (Amps/Volts):</b> 1000 Amps, 240 Volts, Buss Duct	<b>Cranes:</b> Yes, Rails in South Bay
	<b>Acreage:</b> 1.000
	<b>Parking:</b> 35
	<b>Land Dimensions:</b> 130 x 335

**PRICING INFORMATION**

<b>Lease Rate:</b> \$4.50	<b>Mthly Rate:</b> \$6,084.75	<b>Deposit:</b> N/A
<b>Lease Type:</b> NNN	<b>Lease Term:</b> 5 Year(s)	<b>TD:</b> N/A
<b>Sale Price:</b> \$750,000 (\$46.22/sqft)	<b>Taxes:</b> \$11,769.50 (2012/13)	<b>Parcel #:</b> 25-01-102-011
<b>Improvement Allowance:</b>	<b>Options:</b> N/A	<b>Assessor #:</b> N/A

**Tenant Responsibility:**

**COMMENTS**

2-story office. 92x20 +/- . Air-conditioning in shop.



**Broker:** Signature Associates

**Agent(s):**

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