

# 867 South Blvd - Ultimate Corporate

## 867 South Blvd, Pontiac, MI 48341



Listing ID: 30378097  
 Status: Active  
 Property Type: Industrial For Sale  
 Industrial Type: Light Industrial, Manufacturing  
 Size: 378,399 SF  
 Sale Price: \$28,380,000  
 Unit Price: \$75 PSF  
 Sale Terms: Cash to Seller  
 Office SF: 32,000 SF  
 Drive-In Bays: 3 Bays



### Overview/Comments

- Rare opportunity to acquire 378,399 SF of high bay (42'-72') clear span buildings with up to 32,000 SF of office
- Excellent for warehouse, manufacturing, fulfillment center, logistics or R&D. other uses possible
- Zoning: C4 Suburban Bus., LT manufacturing
- Clear Span: Bldg #1: 260'x765' | Bldg #2: 162'x269' | Bldg #3: 260'x365' | Bldg #4: 45'x150'
- 42'clear height at eaves, 72' clear height at peaks
- Building situated on +/- 32 acres, surplus land for building/parking expansion
- High efficiency building with all LED lighting and R-30 wall and ceiling insulation
- 100% HVAC forced air (26 units)
- All metal construction, standing seam steel roof with Kynar finish
- Back up generator (Cummins 150,000 KW)
- Easy Access to major freeways & thoroughfares: I-75 / Woodward Ave. / M-59 • Walkable to daycare, restaurants & other retail services
- Corporate neighbors include: I.M Branded, Williams International, JAC Products, United Shore, FANUC & Irvin Automotive

### More Information Online

<https://www.cpix.net//listing/30378097>

### QR Code

Scan this image with your mobile device:



### General Information

Tax ID/APN:	1324227001	Property Use Type:	Vacant/Owner-User, Business
Industrial Type:	Manufacturing, Light Industrial, Warehouse/ Distribution	Building/Unit Size (RSF):	378,399 SF
Zoning:	C4 SUBURBAN BUSINESS	Land Area:	32.90 Acres
		Sale Terms:	Cash to Seller

### Area & Location

Highway Access: Easy access to major freeways & thoroughfares : I-75/Woodward Ave./M-59

### Building Related

Tenancy:	Single Tenant	Property Condition:	Excellent
Total Number of Buildings:	4	Year Built:	2007
Number of Stories:	2	Roof Type:	Other
Office Space SF:	32,000 SF	Construction/Siding:	Metal Siding

Parking Type:	Surface	Passenger Elevators:	0
Total Parking Spaces:	700	Freight Elevators:	0
Column Spacing:	clear span	Sprinklers:	Wet
Loading Doors:	0	Lighting:	LED
Loading Docks:	0	Internet Access:	Cable
Drive-In Bays:	3		

### Land Related

Water Service: Municipal

### Location

Address: 867 South Blvd, Pontiac, MI 48341  
County: Oakland

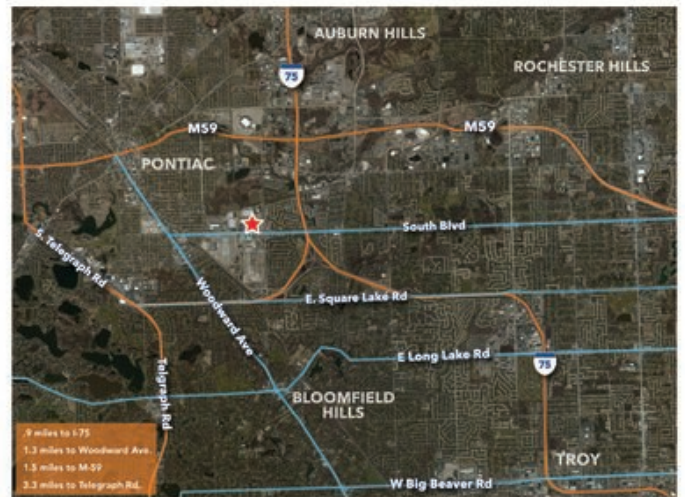
MSA: Detroit-Warren-Dearborn  
Submarket: Pontiac



### Property Images



Trade Map - aerial



UltimateSoccer-aerial-2.7



PICTURE 2



Exterior 3



Exterior 4



Exterior 5



Exterior 5



Exterior 7



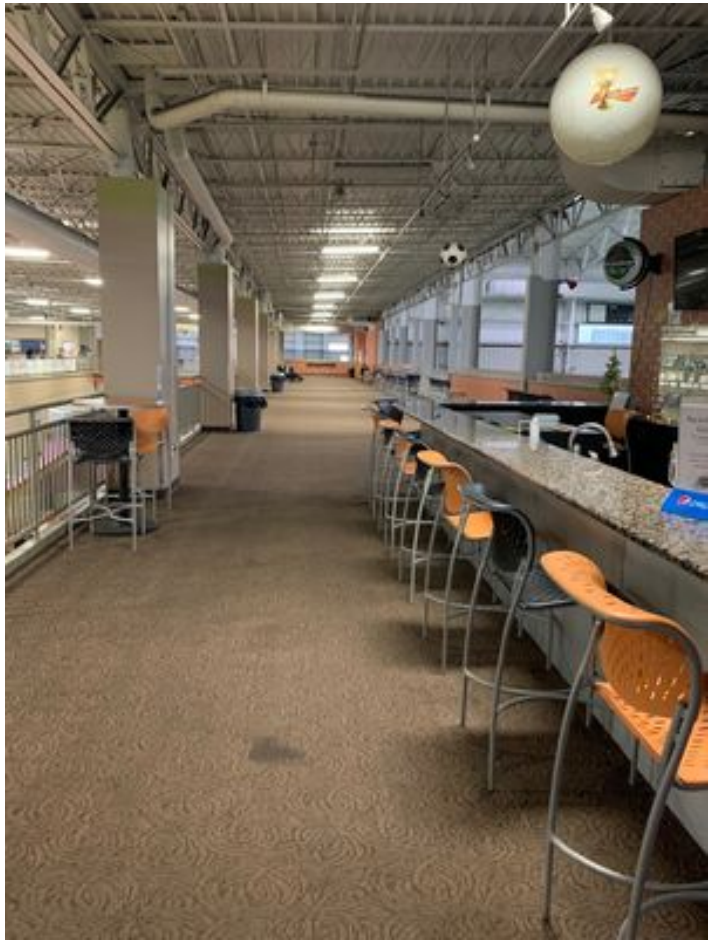
Interior 1



Interior 2



Interior 8



Interior 13



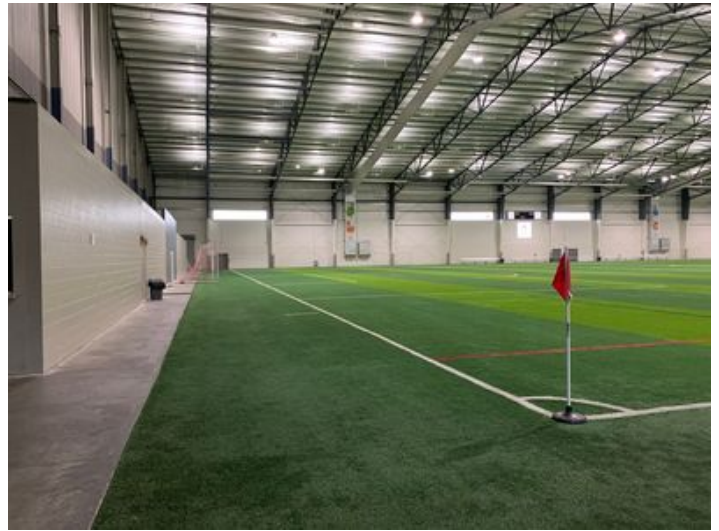
Interior 9



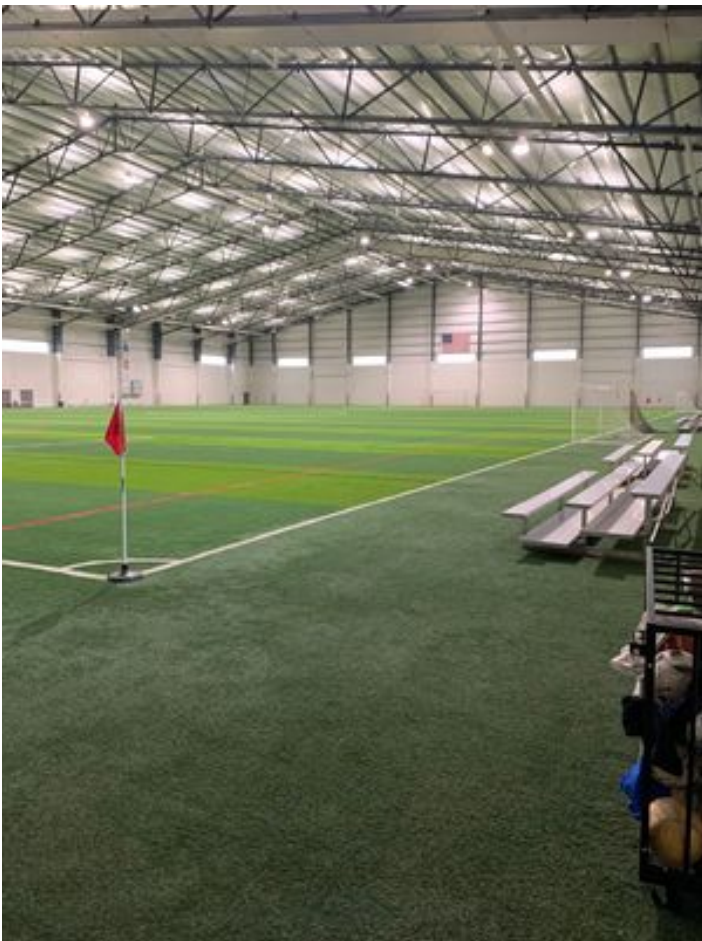
Interior 6



Interior 2



Interior 4



Interior 3



Interior 10



Interior 11



Interior 12

## Property Contacts



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