



## Industrial For Sale or Lease

**Property Name:** Peterson Electric  
**Location:** 25524 John R Road  
**City, State:** Madison Heights, MI  
**Cross Streets:** N. of I-696  
**County:** Oakland  
**Zoning:** Industrial

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	5,367	Available Shop Sq. Ft.:	4,567	Office Dim:	N/A
Available Sq. Ft.:	5,367	Available Office Sq. Ft.:	800	Shop Dim:	N/A

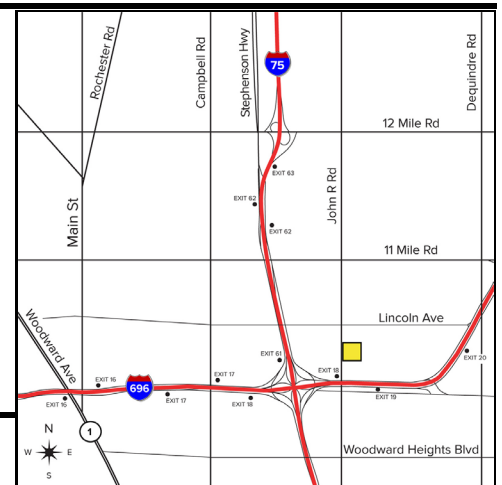
PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1955 (Retrofit: 1967)
Clear Height:	12'6" - 16'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	1: 12 x 14	Security:	Yes	Signage:	Main Road
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Block	Lighting:	T-5	Roof:	New - 2020
Structural System:	Steel	Bay Sizes:	N/A	Floors:	N/A
Air-Conditioning:	Yes	Restrooms:	2	Floor Drains:	Yes
Heating:	Radiant Tube	Cranes:	Yes, (1) 1-Ton; (1) Jib Crane	Acreage:	0.180
Availability:	Immediately	Parking:	Ample/Public	Land Dimensions:	N/A
Power (Amps/Volts):	1000 Amps, 240 Volts, 3 Phase, Buss Duct				

### PRICING INFORMATION

Lease Rate:	\$5.50	Mthly Rate:	\$2,459.88	Deposit:	2 Months
Lease Type:	NNN	Lease Term:	N/A	TD:	N/A
Sale Price:	\$425,000 (\$79.19/sqft)	Taxes:	\$3,986 (2019)	Parcel #:	25-24-305-002
Imprv Allow:	N/A	Options:	N/A	Assessor #:	N/A
Tenant Responsibility:	Taxes, Insurance, & CAM				

### COMMENTS

Great manufacturing building with light duty cranes, buss duct and good power. Skylights, drains, air lines, main road frontage located at I-696 and I-75 are just some of the features.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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