

31700 RESEARCH PARK DR.  
MADISON HEIGHTS, MICHIGAN

HI-TECH FOR SALE OR SUBLEASE  
23,980 Square Feet Available



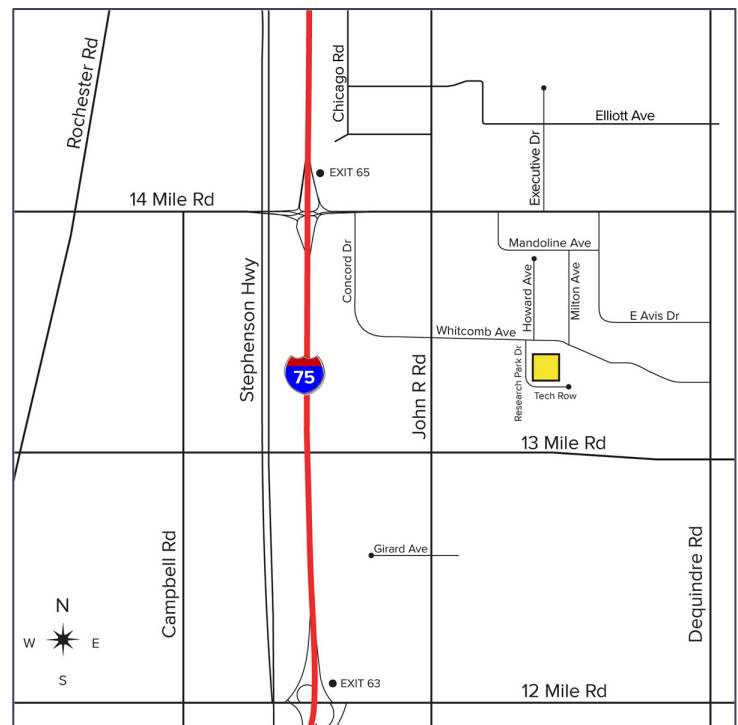
**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

**HIGH IMAGE/HI-TECH FACILITY**



## PROPERTY FEATURES

- 23,980 square feet available
- 22,040 square feet of office
- 17' clear height
- (1) 12x14 grade level door
- Located on 2.385 acres
- Zoned Light Industrial
- 129 parking spaces
- 1,200 amps, 277/480 volts power
- Updated in 2020, new roof with warranty in 2021
- Lease Rate: \$8.00/sq. ft. NNN
- Asking Price: \$3,000,000 (\$125.10/sq. ft.)



For more information, please contact:

**PAUL HOGE**  
(248) 948 0103  
paulhoge@signatureassociates.com

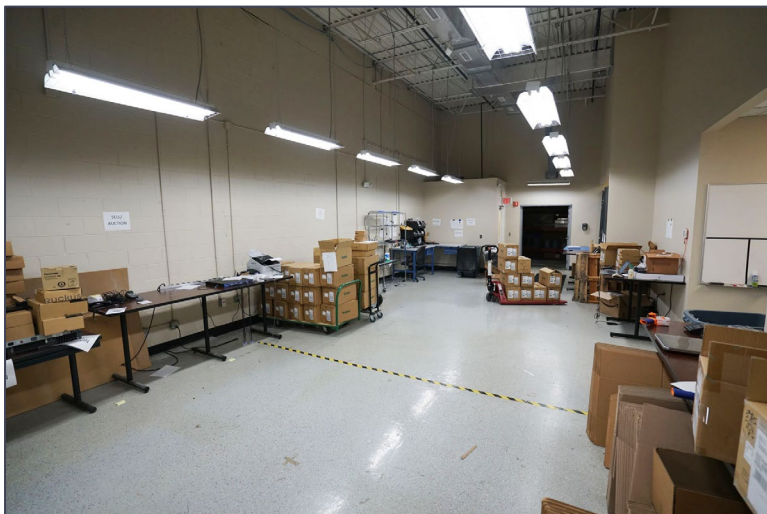
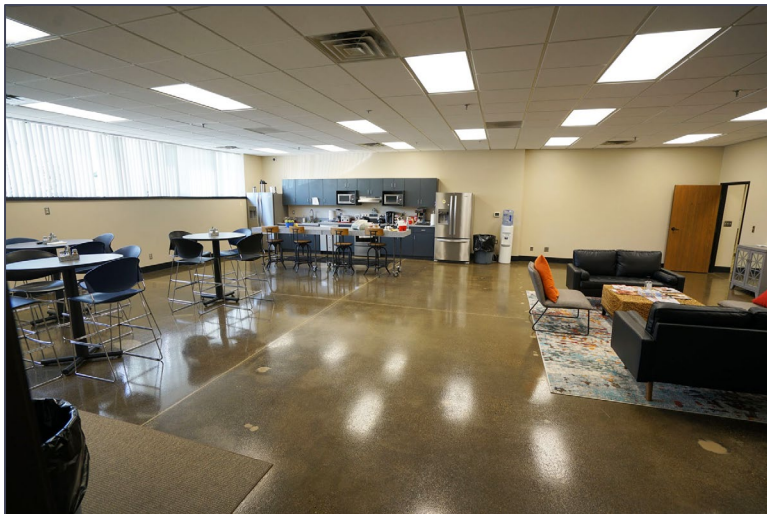
**SIGNATURE ASSOCIATES**  
One Towne Square, Suite 1200  
Southfield, MI 48076  
www.signatureassociates.com

# 31700 Research Park Dr. – Madison Heights, Michigan

## Hi-Tech For Sale or Sublease

23,980  
Square Feet  
AVAILABLE

### Additional Images



For more information, please contact:

**PAUL HOGE**  
(248) 948 0103  
paulhoge@signatureassociates.com

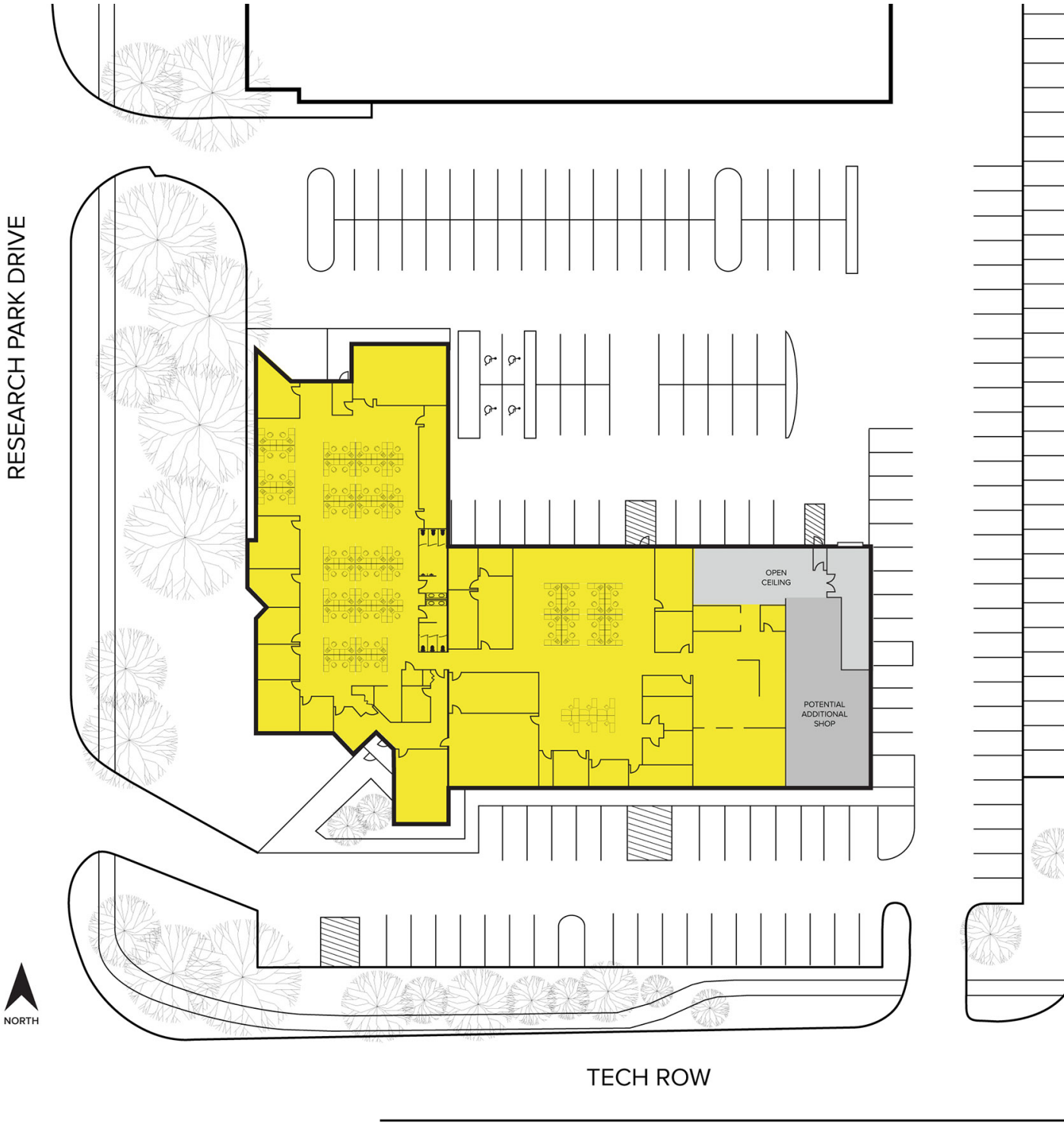
**SIGNATURE ASSOCIATES**  
One Towne Square, Suite 1200  
Southfield, MI 48076  
www.signatureassociates.com

# 31700 Research Park Dr. – Madison Heights, Michigan

Hi-Tech For Sale or Sublease

23,980  
Square Feet  
AVAILABLE

## Site Plan



For more information, please contact:  
**PAUL HOGE**  
(248) 948 0103  
paulhoge@signatureassociates.com

**SIGNATURE ASSOCIATES**  
One Towne Square, Suite 1200  
Southfield, MI 48076  
www.signatureassociates.com

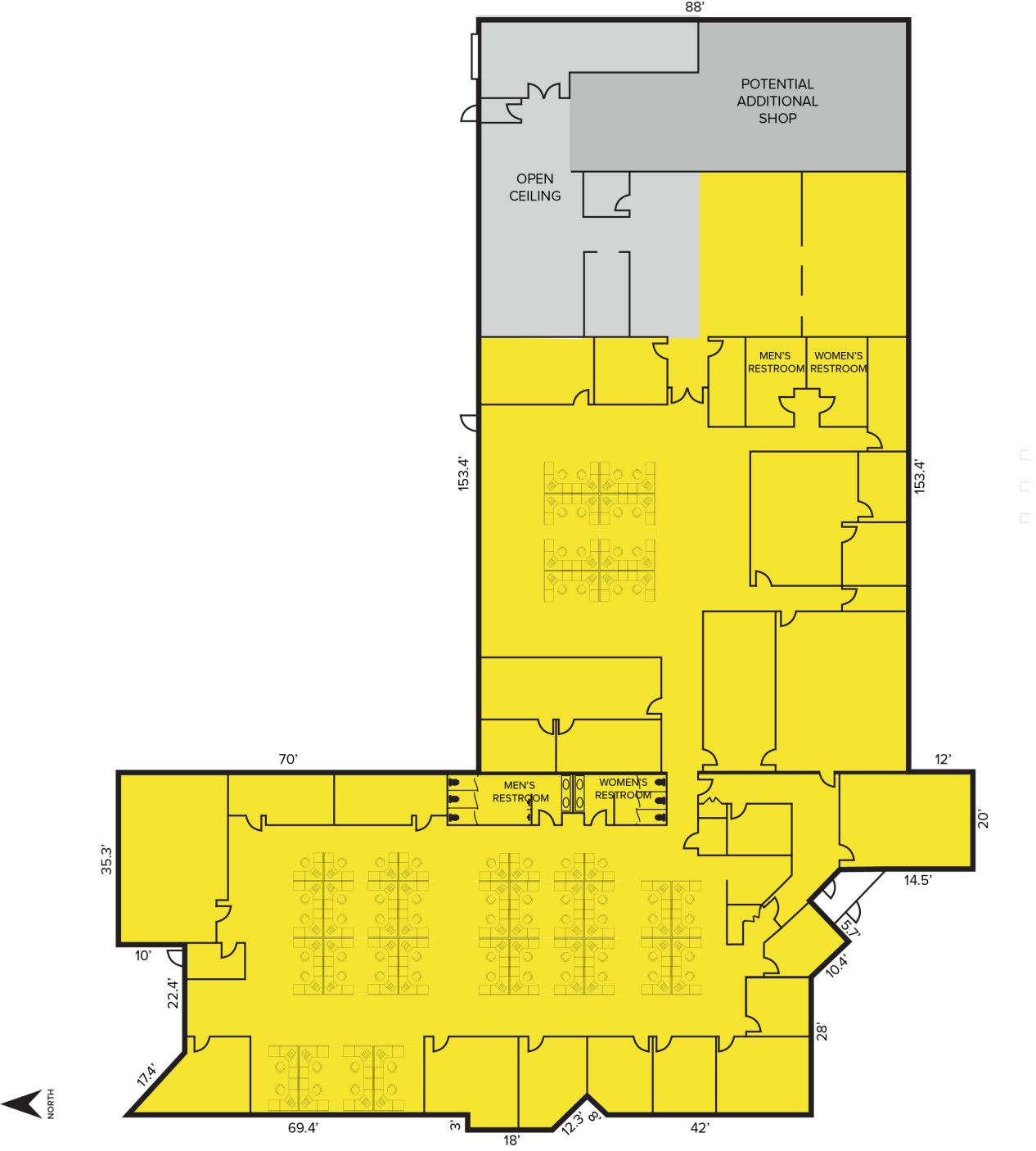
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

# 31700 Research Park Dr. – Madison Heights, Michigan

Hi-Tech For Sale or Sublease

23,980  
Square Feet  
AVAILABLE

## Floor Plan



For more information, please contact:

**PAUL HOGE**  
(248) 948 0103  
paulhoge@signatureassociates.com

**SIGNATURE ASSOCIATES**  
One Towne Square, Suite 1200  
Southfield, MI 48076  
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.