



## Investment Sale - Office

**Property Name:** Chirco Enterprise Center  
**Location:** 23521 Telegraph Road  
**City, State:** Brownstown Twp., MI  
**Cross Streets:** S. of West Road  
**County:** Wayne

### BUILDING SIZE / AVAILABILITY

<b>Total Building Sq. Ft.:</b> 15,200	<b>Occupancy Rate:</b>	<b>Class:</b> C
<b>Typical Floor Plate:</b> 15,200	<b>No. of Floors:</b> 1	

### PROPERTY INFORMATION

<b>Zoning:</b> B-2	<b>Parking:</b> 66
<b>Exterior Construction:</b> Brick	<b>Power:</b> Ample
<b>Structural System:</b> Brick	<b>Security Systems:</b> Yes
<b>Roof:</b> Truss	<b>Restrooms:</b> 2
<b>Floors / Covering:</b> N/A / Carpet	<b>Sprinklers:</b> No
<b>Heating:</b> Forced Air	<b>Signage:</b> Pylon
<b>Air-Conditioning:</b> Yes	<b>Delivery Area:</b> N/A
<b>Ceiling Height:</b> 12'	<b>Date Available:</b> Immediate
<b>Year Built:</b> 2003	<b>Acreage:</b> N/A

**Current Tenants:**

### PRICING INFORMATION

<b>Sale Price:</b> \$1,875,000 (\$123.36/sqft)	<b>Cap Rate:</b>	<b>Deposit:</b> N/A
<b>Options:</b> N/A	<b>Total Taxes:</b>	
<b>Parcel #:</b> 70-059-99-0005-700	<b>Impr Allowance:</b> N/A	

**Tenant Responsibility:**

**Comments:** Newly constructed office building on Telegraph Road. Prominent location with easy access to I-75 and I-275.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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