

# 3100 Hilton Road

## 3100 Hilton Rd, Ferndale, MI 48220



Listing ID: 28830593  
 Status: Active  
 Property Type: Industrial For Sale  
 (also listed as Office)  
 Industrial Type: Flex Space, Light Industrial  
 Size: 4,256 SF  
 Sale Price: See Agent  
 Sale Terms: Cash to Seller  
 Ceiling: 15 ft.  
 Drive-In Bays: 2 Bays



### Overview/Comments

- Fully Renovated; contemporary loft office (Kim Dent Design)
- 2 Units Available - 1,900 SF and 2,356 SF
- 2 - OHD (1) 10x10, (1) 12x12'
- Garage/storage area approx. 18'3" x 34' (612 SF)
- Back Unit (1501 Mapledale) is Live I Work with residential mezzanine. Total Sq. Ft. 2,356 SF
- Monument and building signage
- Excellent traffic counts on soft corner
- Corporate flags and identification
- Walk to restaurants and services
- Rare opportunity for smaller user
- Abundant parking
- All utilities separately metered
- Taxes \$1.01/SF (2014)

### More Information Online

<http://www.cpix.net//listing/28830593>

### QR Code

Scan this image with your mobile device:



### General Information

Tax ID/APN:	25-26-111-006	Building/Unit Size (RSF):	4,256 SF
Industrial Type:	Flex Space, Light Industrial	Land Area:	0.12 Acres
Zoning:	L-1	Sale Terms:	Cash to Seller
Property Use Type:	Vacant/Owner-User		

### Area & Location

Property Located Between:	Mapledale & Shevlin St
Side of Street:	East
Road Type:	Paved

### Building Related

Tenancy:	Multiple Tenants	Year Renovated:	2014
Total Number of Buildings:	1	Ceiling Height:	15
Number of Stories:	1	Loading Doors:	0
Property Condition:	Excellent	Loading Docks:	0
Year Built:	1985	Drive-In Bays:	2

### Location

Address: 3100 Hilton Rd, Ferndale, MI 48220  
County: Oakland

MSA: Detroit-Warren-Dearborn  
Submarket: Royal Oak Vicinity



### Property Images



Building Photo



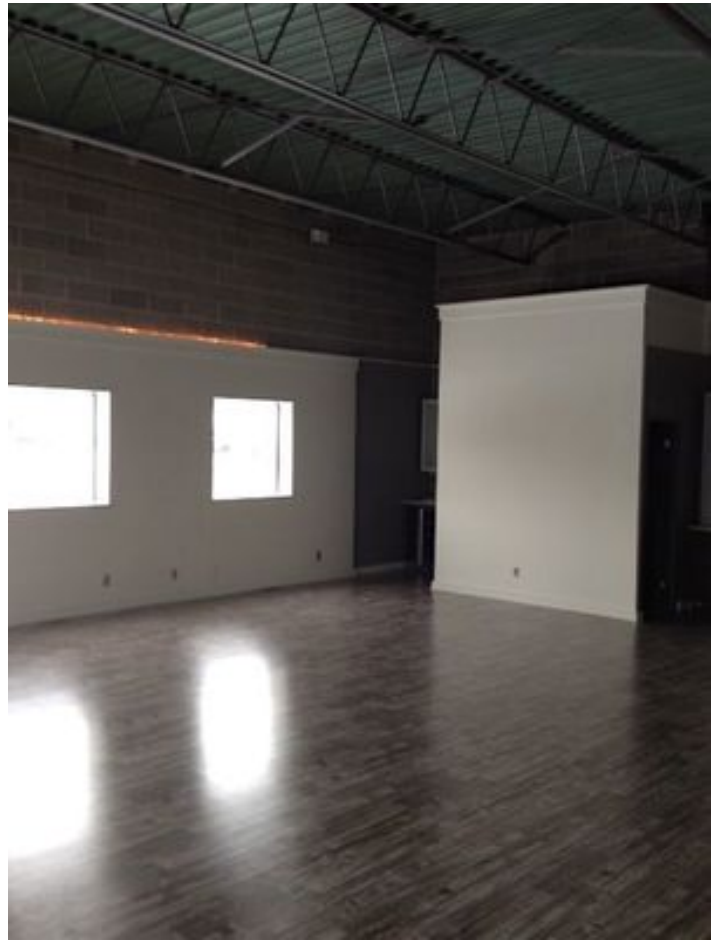
Building Photo



Building Photo



Interior



Interior



Warehouse



Shop Area



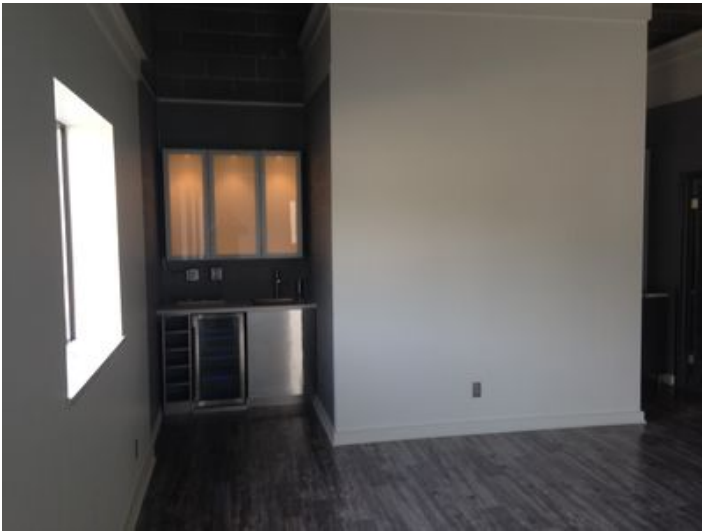
Shop Area



Shop Area



Upstairs Kitchen



Showroom Kitchen



Upstairs Bedroom



Upstairs Bathroom

## Property Contacts

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### **Eric D. Banks**

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