



## Industrial For Sale

**Property Name:**

**Location:** 4224 Martin Road  
**City, State:** Commerce Twp., MI  
**Cross Streets:** Richardson Rd.  
**County:** Oakland  
**Zoning:** Industrial

**BUILDING SIZE / AVAILABILITY**

<b>Building Type:</b>	Built	<b>Mezzanine:</b>	N/A
<b>Total Building Sq. Ft.:</b>	10,000	<b>Available Shop Sq. Ft.:</b>	5,444
<b>Available Sq. Ft.:</b>	10,000	<b>Available Office Sq. Ft.:</b>	4,556
		<b>Office Dim:</b>	N/A
		<b>Shop Dim:</b>	N/A

**PROPERTY INFORMATION**

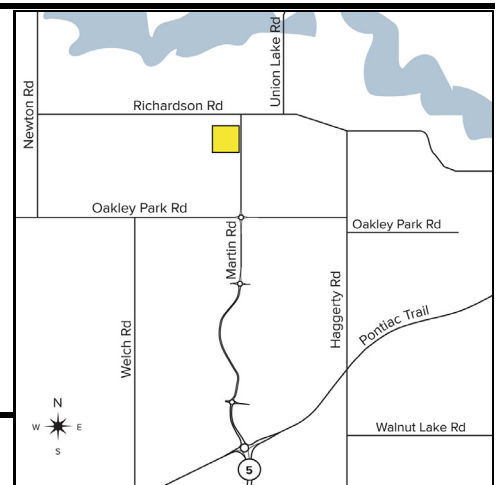
<b>Freestanding:</b>	Yes	<b>Year Built:</b>	1989
<b>Clear Height:</b>	18'	<b>Rail:</b>	No
<b>Grade Level Door(s):</b>	2: 12 x 14	<b>Security:</b>	No
<b>Truckwells or Docks:</b>	0	<b>Interior:</b>	N/A
<b>Exterior Construction:</b>	N/A	<b>Lighting:</b>	Fluorescent
<b>Structural System:</b>	N/A	<b>Bay Sizes:</b>	N/A
<b>Air-Conditioning:</b>	N/A	<b>Restrooms:</b>	Yes
<b>Heating:</b>	N/A	<b>Cranes:</b>	Yes, (1) 7.5-Ton
<b>Availability:</b>	Immediately	<b>Parking:</b>	27, Ample
<b>Power (Amps/Volts):</b>	300 Amps, 240 Volts, 3-Phase, Buss Duct	<b>Roof:</b>	Rubber
		<b>Floors:</b>	N/A
		<b>Floor Drains:</b>	No
		<b>Acreage:</b>	0.860
		<b>Land Dimensions:</b>	150 x 250

**PRICING INFORMATION**

<b>Sale Price:</b>	\$825,000 (\$82.50/sqft)	<b>Deposit:</b>	N/A	<b>TD:</b>	N/A
<b>Taxes:</b>	\$8,625.00 (2019)	<b>Options:</b>	N/A	<b>Assessor #:</b>	N/A
<b>Parcel #:</b>	17-13-326-003				

**COMMENTS**

Frontage on Martin Parkway (M-5 Extension). Part of the office is built into the high bay and can be removed if necessary. Clear span warehouse includes 7.5 ton crane, buss duct, mezzanine, heavy power, two 12'x14' grade level doors. Originally designed to be a duplex. Restrooms on both sides of proposed demising wall. Rubber roof installed in 2012 with 15 year warranty.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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