



Investment Sale - Industrial

Property Name: Highwood Industrial Park
Location: 263 E. Walton Boulevard
City, State: Pontiac, MI
Cross Streets: W. Highwood
County: Oakland
Zoning: II

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 47,039	Building Type: Built	Office Dim: N/A
Occupancy Rate: 100.00%	Mezzanine: N/A	Shop Dim: N/A

PROPERTY INFORMATION

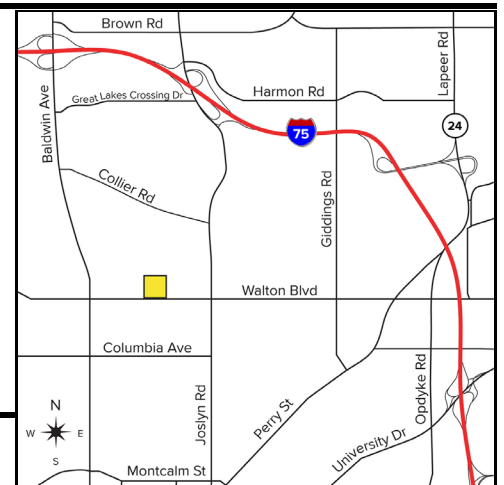
Freestanding: Yes	Year Built: 1973
Clear Height: 17'	Sprinklers: Yes
Grade Level Door(s): 4: 12 x 14	Signage: Yes
Truckwells or Docks: 0	Exterior: N/A
Exterior Construction: Brick/Block	Roof: N/A
Structural System: Steel	Floors: N/A
Air-Conditioning: Yes	Floor Drains: Yes
Heating: Hang Heaters	Acreage: 4.050
Availability: Immediately	Land Dimensions: N/A
Power (Amps/Volts): N/A	
Lighting: Fluorescent	
Bay Sizes: N/A	
Restrooms: Yes	
Cranes: No	
Parking: Ample/Fenced	

PRICING INFORMATION

Sale Price: \$2,990,000 (\$63.56/sqft)	Cap Rate: 9.50%	TD: N/A
Taxes: \$42,407.22 (2021)	Deposit: N/A	Assessor #: N/A
Parcel #: 14-09-357-003		Options: N/A
Tenant Responsibility: N/A		

COMMENTS

Occupied by AT&T for the last 20 years. 4.05 acres allow for almost 3 acres of outside fenced storage. Office, shop and maintenance facility. Call listing Broker for lease information. Lease has been extended through July 31, 2027. Average rental rate is \$5.80 NNN, approximately 9.5% cap rate.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Joe Banyai, (248) 948-0108, jrbanyai@signatureassociates.com