



Office For Sale or Lease

Property Name:

Location: 29401 Stephenson Highway

City, State: Madison Heights, MI

Cross Streets: 12 Mile Rd.

County: Oakland

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	39,770	Total Available Sq. Ft.:	39,770	Class:	C
Typical Floor Plate:	39,770	Min / Max Cont. Sq. Ft.:	20,000 / 39,770	No. of Floors:	2

PROPERTY INFORMATION

Zoning:	M-1	Parking:	103
Exterior Construction:	Block	Power:	1000 Amps, 480 Volts
Structural System:	Steel	Security Systems:	No
Roof:	Flat	Restrooms:	Yes
Floors / Covering:	N/A / N/A	Sprinklers:	No
Heating:	HVAC	Signage:	Building/Monument
Air-Conditioning:	HVAC	Delivery Area:	N/A
Ceiling Height:	12'	Date Available:	Immediately
Year Built:	1987	Acreage:	1.89

Current Tenants:

PRICING INFORMATION

Lease Rate:	\$6.00 NNN	Rentable/Usable:	N/A	Lease Term:	N/A
Sale Price:	\$2,950,000 (\$74.18/sqft)	Total Taxes:	\$65,144.46 (2021)	Impr Allowance:	N/A
Options:	N/A	Parcel #:	25-11-346-024	Deposit:	N/A

Tenant Responsibility:

Comments: Immediate opportunity for 20,000 - 39,770 sq. ft. flex space in fantastic location. Ample parking with single bay door for drive in access. Current floor plan is wide open office. Could divided by floor. Property also site plan approved for self storage development. Brand new parking lot and freshly painted building exterior.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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