

25153 - 25367 DEQUINDRE RD  
MADISON HEIGHTS, MICHIGAN

HI-TECH/OFFICE/INDUSTRIAL FOR LEASE  
2,800 – 13,100 Square Feet Available



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

**MADISON TECH CENTER**



**WATCH OUR DRONE VIDEO** 

## PROPERTY FEATURES

- High Image Flex / Office / Industrial Park
- Great Central Location in Metro Detroit with Excellent Accessibility to Entire Metro Area from I-696 & I-75
- Tenant Signage Available on Building
- Abundant Parking
- Flexible Expansion Opportunities
- Competitive Lease Rates & Terms
- On-Site Management
- Located within 15 Minutes of Downtown Detroit, Royal Oak, Troy and Major Automotive Companies



For more information, please contact:

**GARY STEPHENS**

(248) 948 0104

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**BEN WILKIEMEYER**

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**SIGNATURE ASSOCIATES**

One Towne Square, Suite 1200

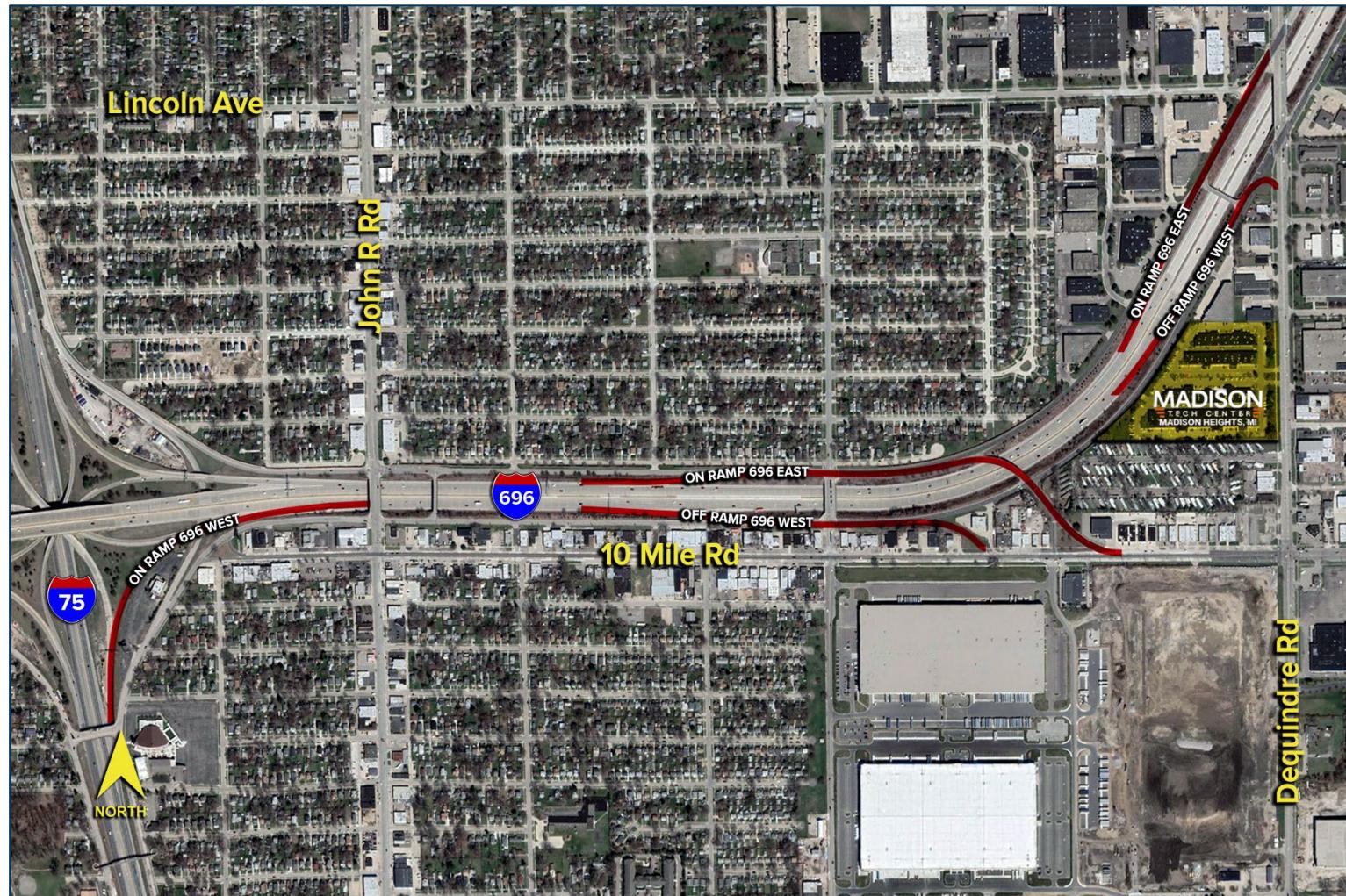
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# Madison Tech Center – Madison Heights, Michigan

## Hi-Tech / Office / Industrial For Lease

2,800 – 13,100  
Square Feet  
AVAILABLE



## GREAT CENTRAL LOCATION

12 Minutes to Downtown Detroit

7 Minutes to Southfield

7 Minutes to Troy

7 Minutes to GM Tech Center

5 Minutes to Royal Oak



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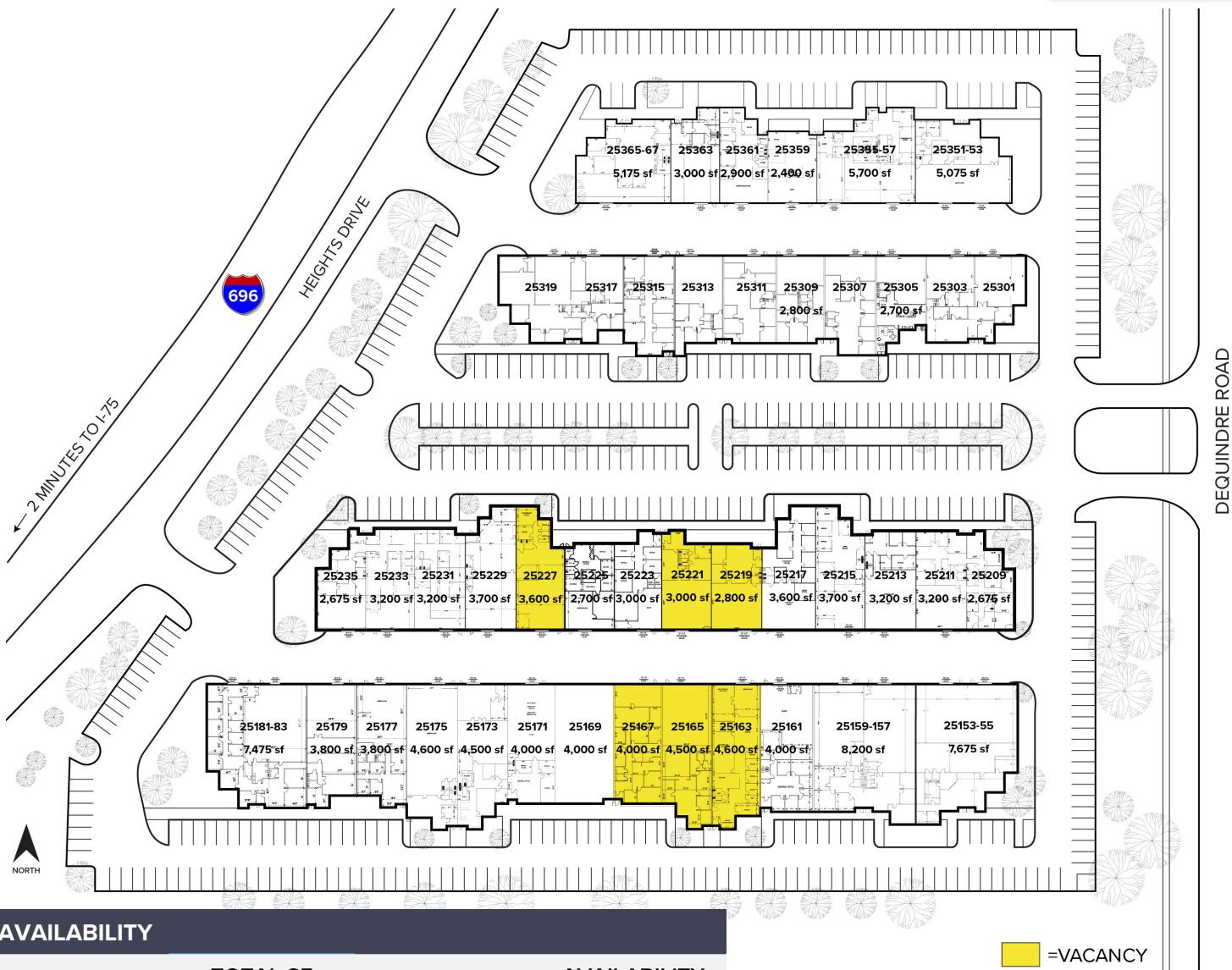
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# Madison Tech Center – Madison Heights, Michigan

## Hi-Tech / Office / Industrial For Lease

2,800 – 13,100  
Square Feet  
AVAILABLE



### AVAILABILITY

ADDRESS	TOTAL SF & OFFICE SF	RATE	AVAILABILITY DATE
25163	4,600/3,400	\$7.75 NNN	April 2026
25165	4,500/2,300	\$7.75 NNN	April 2026
25167	4,000/2,500	\$7.50 NNN	Immediately
25219	2,800/1,440	\$7.75 NNN	Immediately
25221	3,000/1,500	\$7.75 NNN	Immediately
25227	3,600/1,800	\$7.75 NNN	Immediately

All units can be finished to suit

=VACANCY

\*Denotes contiguous units

Taxes, Insurance, CAM = \$3.25/SF

Includes: Mechanical HVAC – Spring & Fall at \$0.30 – \$0.35/sq.ft. (2024)

Trash - \$0.23/sq.ft. (2024)

Miscellaneous HMC repairs by HMC inside suites - \$0.12 – \$0.15/sq.ft. (2024)

### OTHER AMENITIES INCLUDE:

- 14' clearance height
- All new roofs recently installed with high insulation factors
- New HVAC systems
- 240 volts power/3-phase power
- Full-service maintenance programs
- Flexible expansion opportunities

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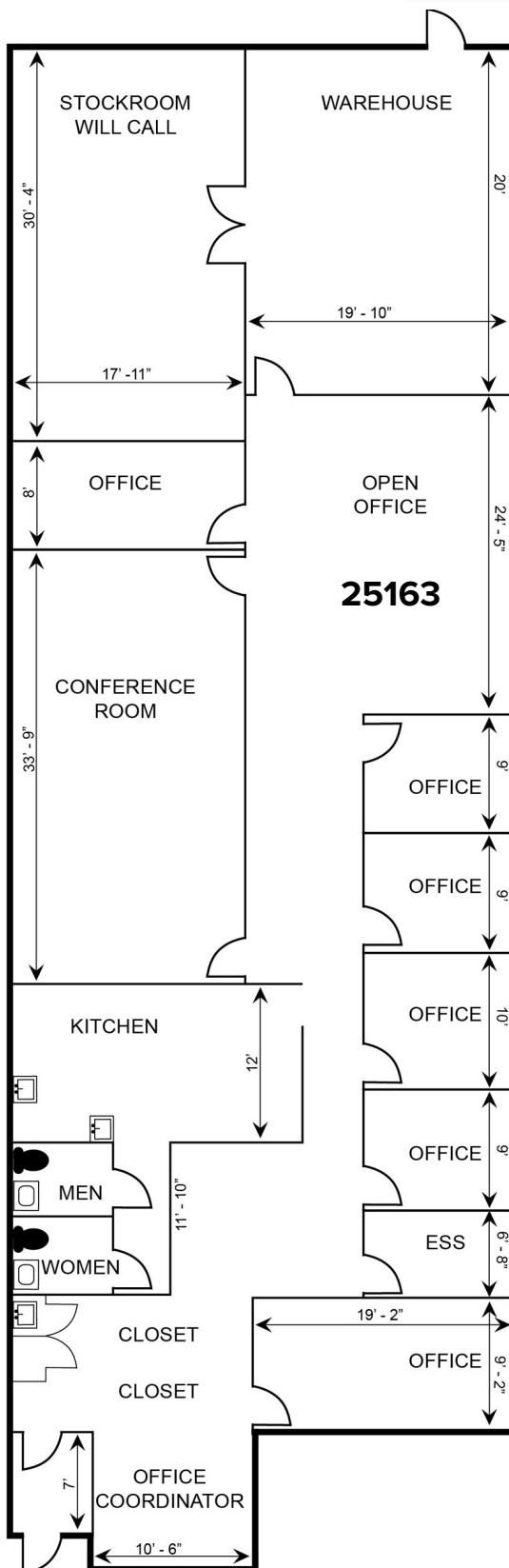
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Hi-Tech / Office / Industrial For Lease

2,800 – 13,100  
Square Feet  
AVAILABLE

## AVAILABILITY

ADDRESS	TOTAL SF & OFFICE SF	RATE
25163	4,600/3,400	\$7.75 NNN



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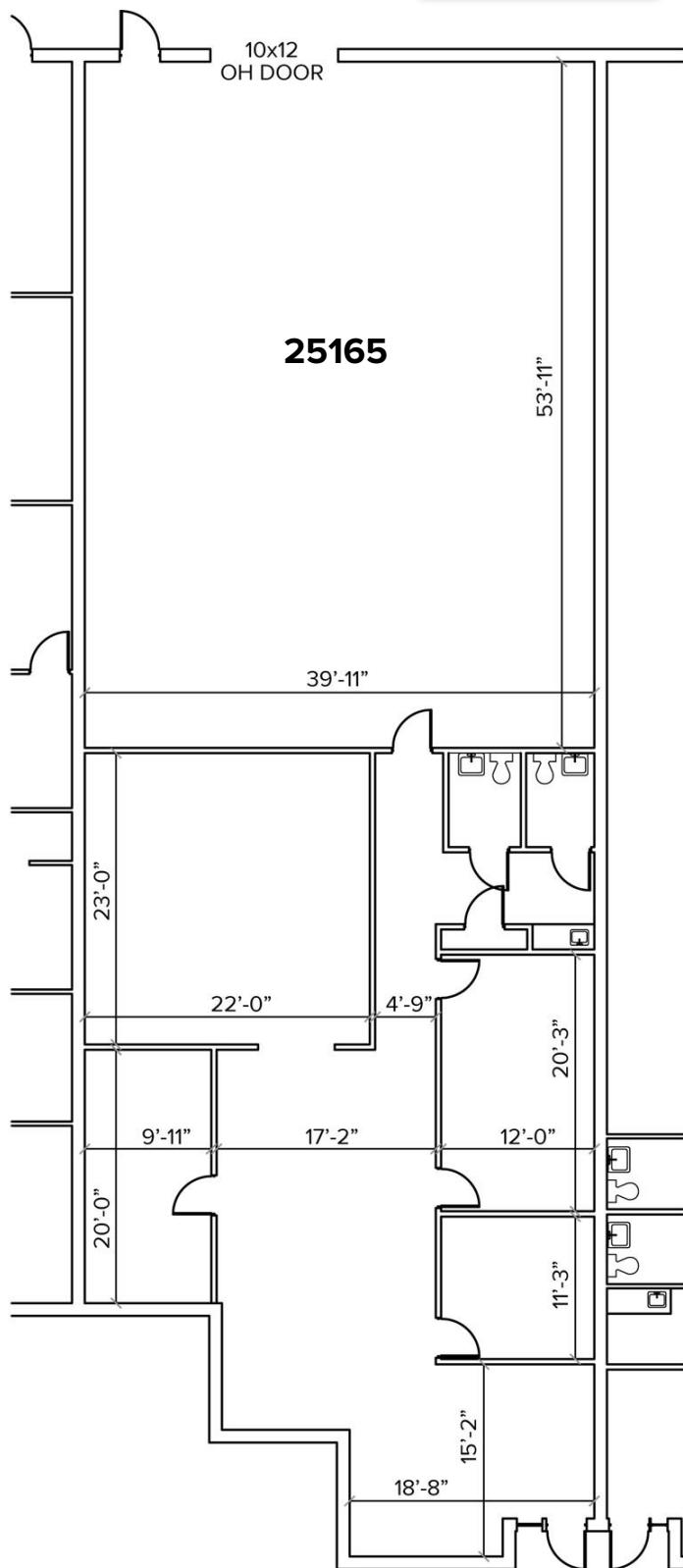
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## Hi-Tech / Office / Industrial For Lease

2,800 – 13,100  
Square Feet  
AVAILABLE

### AVAILABILITY

ADDRESS	TOTAL SF & OFFICE SF	RATE
25165	4,500/2,300	\$7.75 NNN



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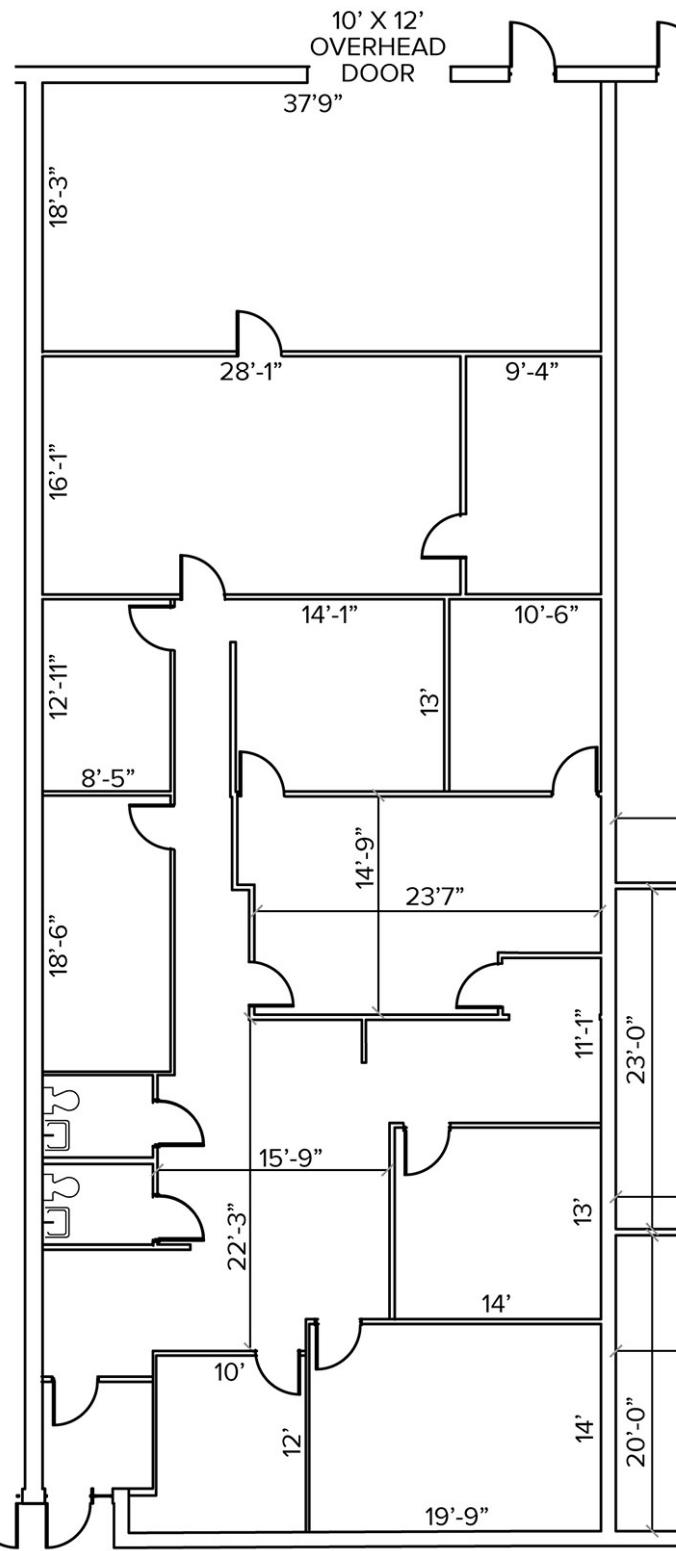
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## Hi-Tech / Office / Industrial For Lease

2,800 – 13,100  
Square Feet  
AVAILABLE

### AVAILABILITY

ADDRESS	TOTAL SF & OFFICE SF	RATE
25167	4,000/To-Suit	\$7.50 NNN
100% Air Conditioned		



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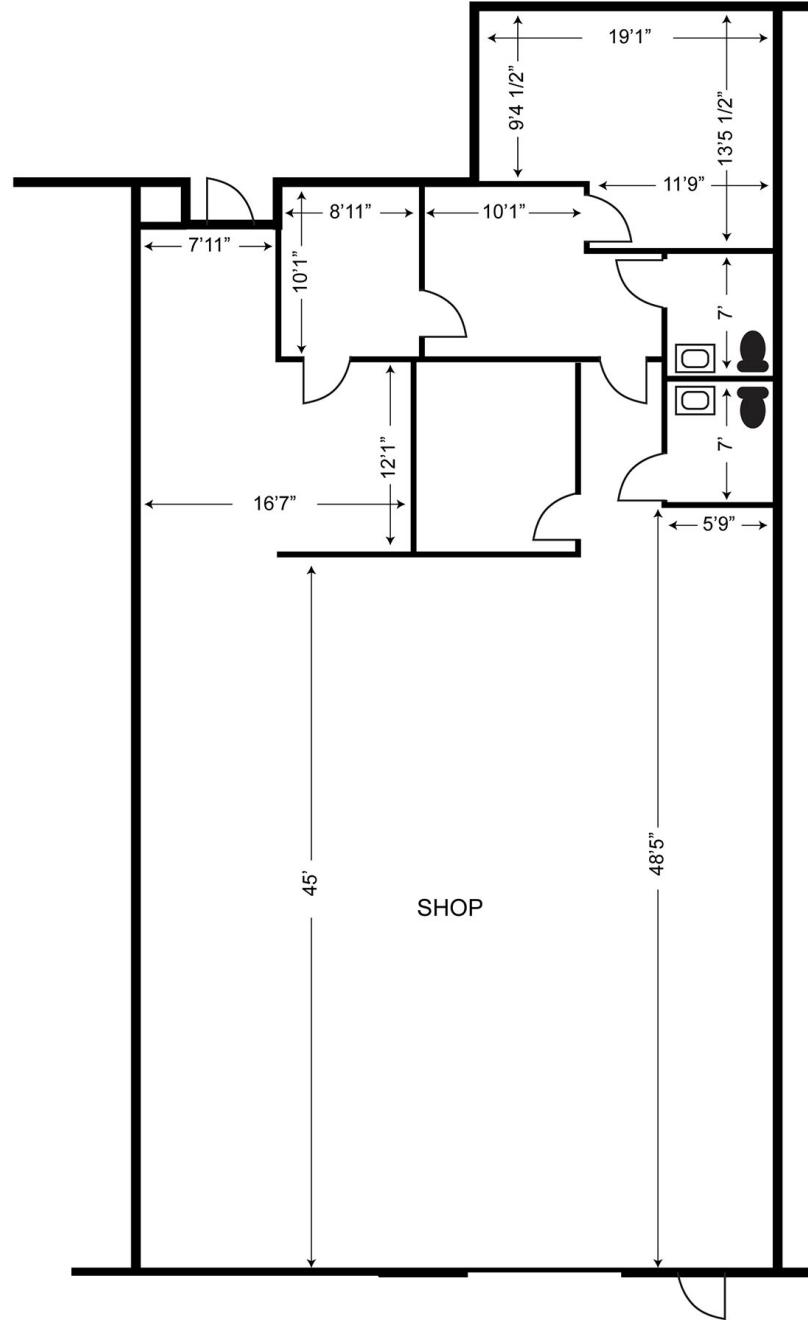
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## Hi-Tech / Office / Industrial For Lease

2,800 – 13,100  
Square Feet  
AVAILABLE

### AVAILABILITY

ADDRESS	TOTAL SF & OFFICE SF	RATE
25363	3,000/1,500	\$7.50 NNN



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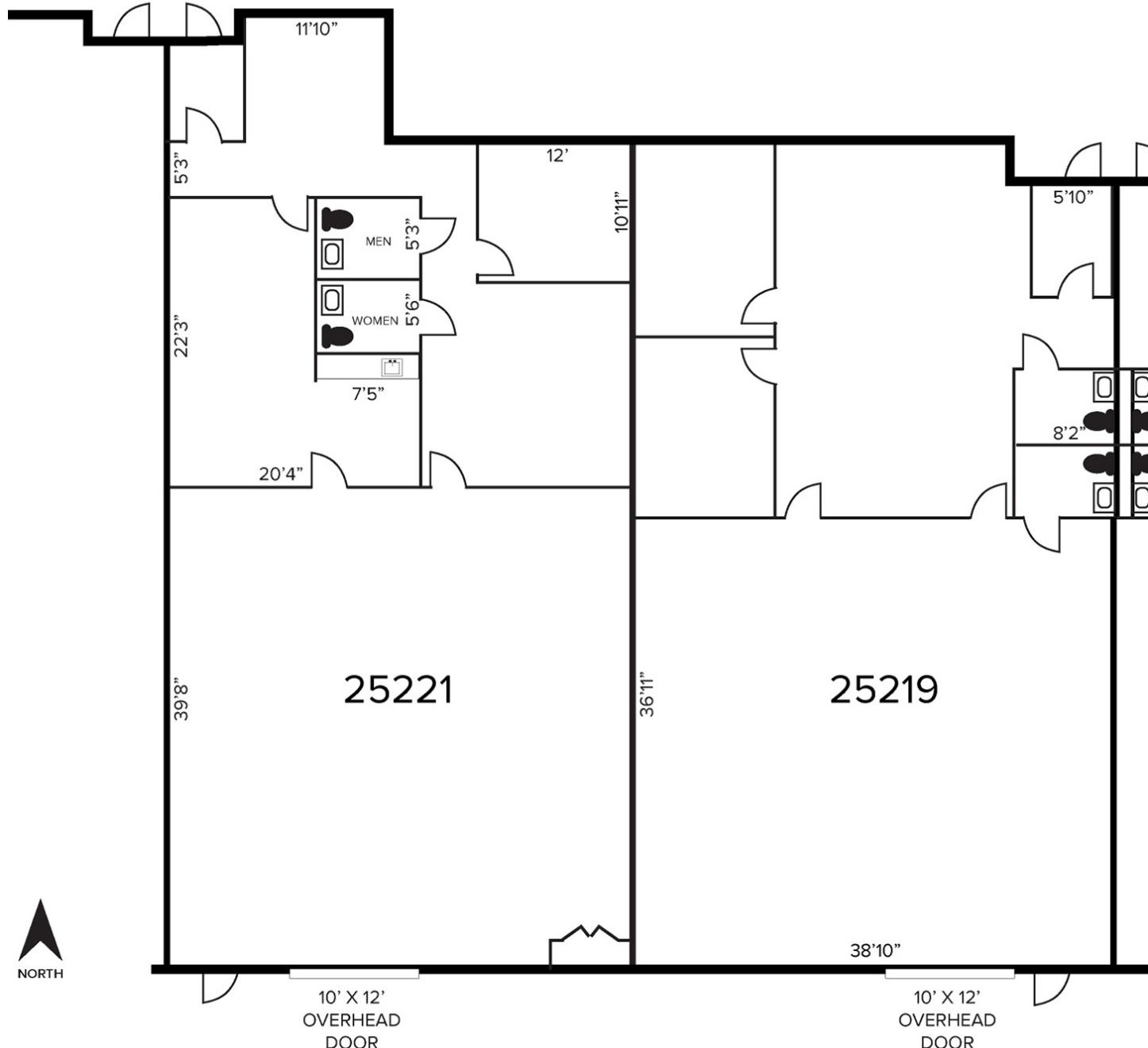
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### AVAILABILITY

ADDRESS	TOTAL SF & OFFICE SF	RATE
25219	2,800/1,440	\$7.75 NNN
25221	3,000/1,500	\$7.75 NNN



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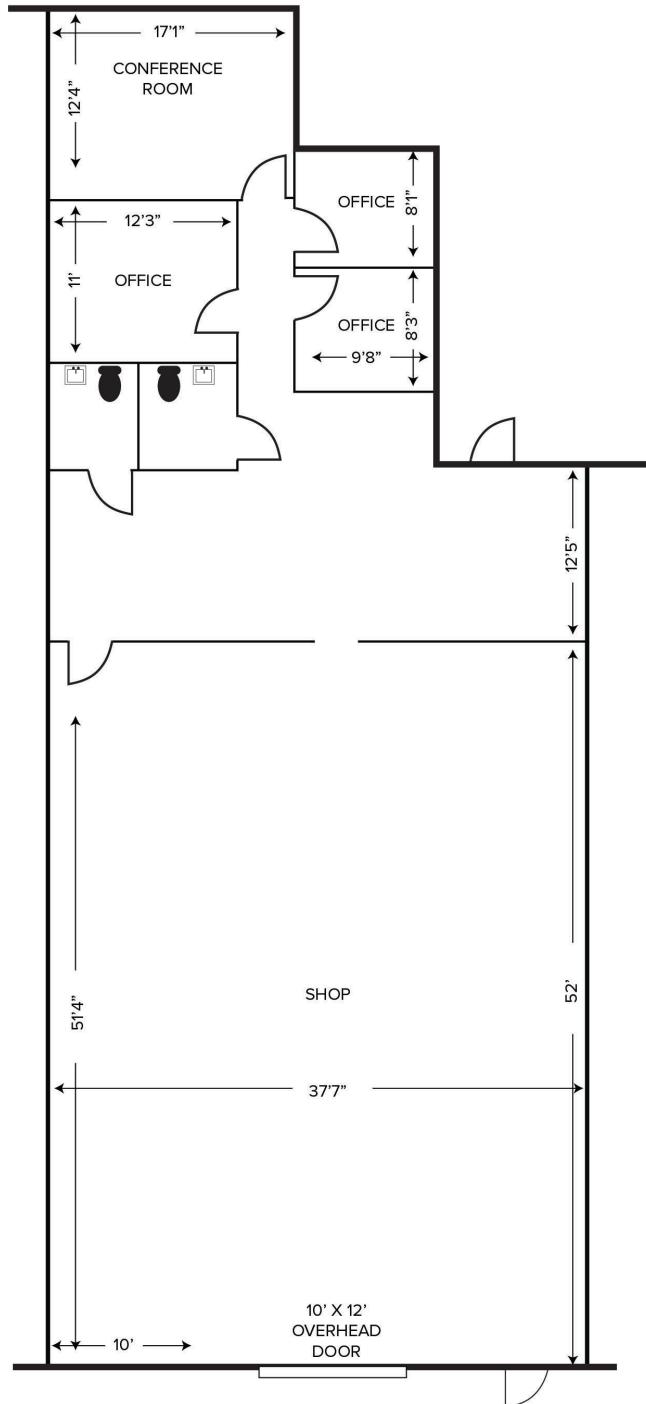
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## Hi-Tech / Office / Industrial For Lease

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### AVAILABILITY

ADDRESS	TOTAL SF & OFFICE SF	RATE
25227	3,600/1,800	\$7.75 NNN



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