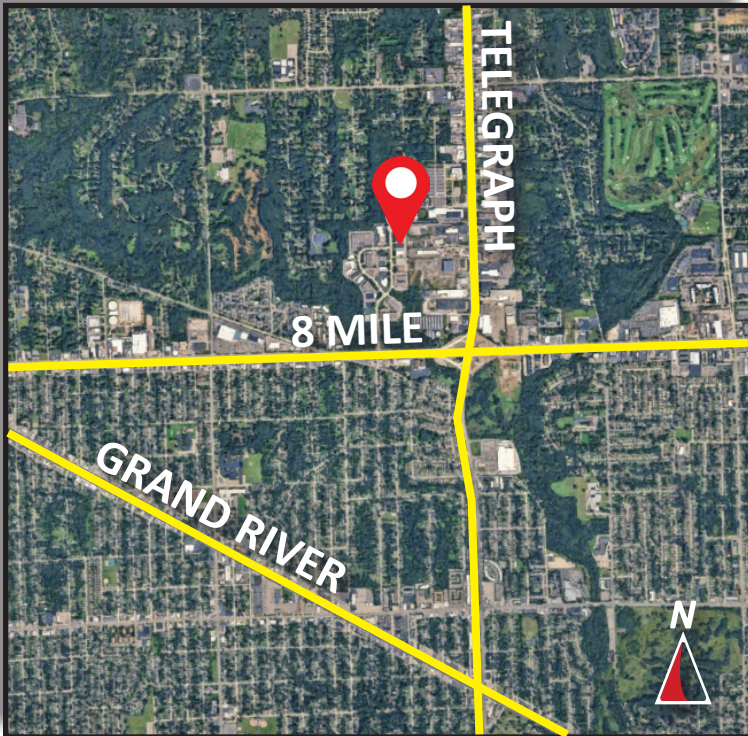




# FOR SALE/LEASE

21444-21448 Bridge Street  
Southfield, Michigan  
11,920 Square Feet



- Centralized location with easy access to 8 Mile, Telegraph and M-5
- 11,920 SF free standing building with User / Investor potential for duplex
- 16'5" clear height
- (2) 12'x14' grade level doors
- 25 parking spots
- Sale Price: \$1,250,000
- Lease Rate: \$10.25 Per Square Foot Modified Gross Plus Utilities (\$10,181/per month)

## Burger & Company

Michael Rose  
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38345 W. 10 Mile Road, Suite 100  
Farmington Hills, MI 48335

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.

# FOR SALE/LEASE

21444-21448 Bridge Street  
Southfield, MI 48033



## BUILDING SPECIFICATIONS

<b>Location</b>	8 Mile & Telegraph	<b>Total Building Square Feet</b>	11,920 SF
<b>Parcel</b>	24-32-401-042	<b>Square Feet Available</b>	11,920 SF
<b>County</b>	Oakland	<b>Office Square Feet</b>	2,000 SF
<b>Zoning</b>	I-L (Light Industrial)	<b>Warehouse Square Feet</b>	9,920 SF
<b>Lot Size</b>	.81 Acres	<b>Year Built</b>	1984

<b>Construction</b>	Brick/Block	<b>Roof</b>	Rubber Membrane
<b>Clear Height</b>	16'5"	<b>Grade Level Doors</b>	Two (2) 12'x14'
<b>Cranes</b>	No	<b>Power</b>	3 Phase 240V (to be verified)
<b>Lighting</b>	Flourescent	<b>Sprinklers</b>	No
<b>Heating</b>	Gas Forced Air	<b>Signage</b>	Yes
<b>Parking</b>	25	<b>Restrooms</b>	Yes
<b>Property Taxes</b>	\$20,942.08 (2024)	<b>Freestanding</b>	Yes

### Description

- Centralized location with easy access to 8 Mile, Telegraph and M-5
- 11,920 SF free standing building with User / Investor potential for duplex
- 16'5" clear height
- (2) 12'x14' grade level doors
- 25 parking spots

<b>Sale Price</b>	\$1,250,000
<b>Lease Rate</b>	\$10.25 PSF Modifield Gross Plus Utilites (\$10,181/Month)
<b>Terms</b>	Cash
<b>Availability</b>	Immediate

**Burger**

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## EXTERIOR IMAGES



**Burger**

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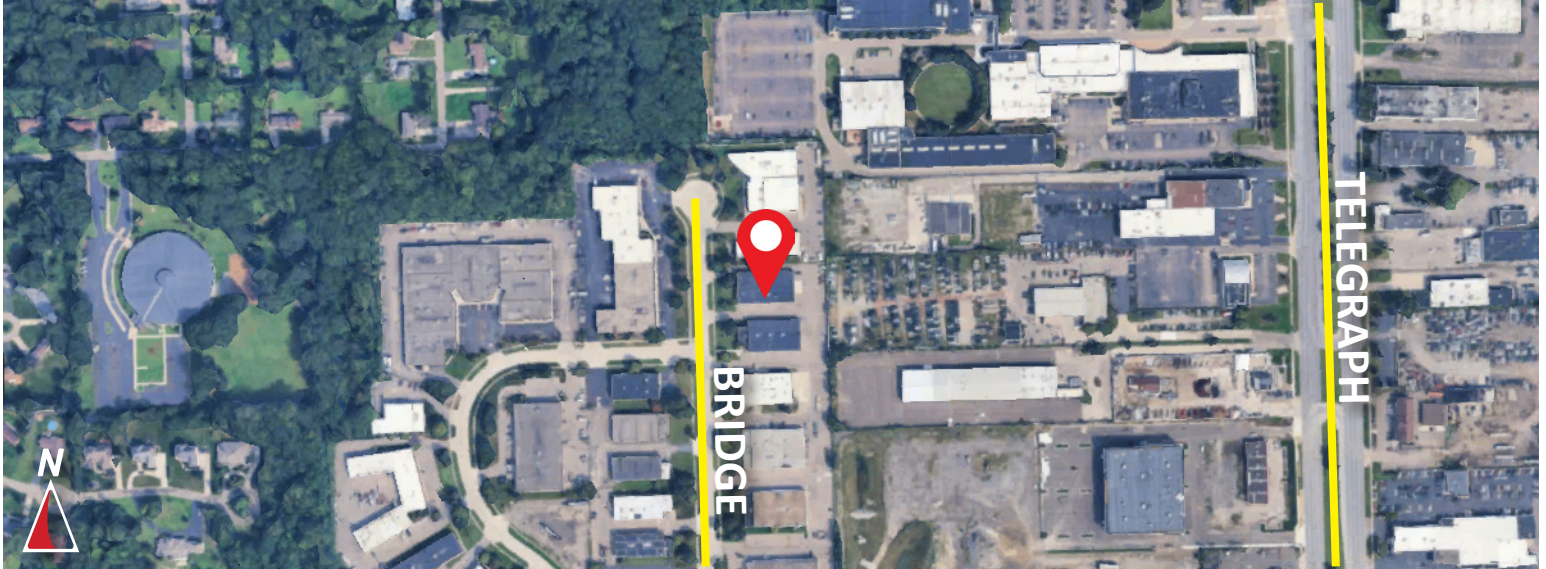
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## AERIAL / LOCATION MAP



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