



FOR SALE

Multiple Tenant Light Industrial Building
(13,500 sq ft)

**Located at 25129 Dequindre Road, Madison Heights,
Michigan 48071**



**Multiple Tenant Light Industrial Building
25129 Dequindre Road
Madison Heights, Michigan 48071**

General Information

Address:	25129 Dequindre Rd, Madison Heights, MI 48071
Intersection:	just north of 10 mile on the West side of Dequindre
Building Square Footage:	13,500 sq ft
Zoning:	M-1 Light Industrial which has broad language related to potential uses
Site Size:	140' x 200' or 28,000 sq.ft (.64 acres)
Parcel ID Number:	25 - 24 - 476 - 033
Property Type:	Light Industrial
Warehouse Ceiling Height:	14 FT
Age:	1959 with all components of the building were updated over the past 10 years the following are NEW items replaced at the subject property: facade, windows, doors (interior / exterior / hardware / roll up), electrical (service, panels, wire, boxes, plugs, switches) HVAC (new furnaces, air conditioners and roof mounted air conditioners), plumbing (lines from meters to all fixtures & toilets), flooring, paint, grid & drop ceilings, insulation, caulk, significant roof repairs.
Parking Spaces:	Approximately 25
Utilities:	City sewer and water, Consumers Energy natural gas, DTE electric

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Pricing Information

Sale Price:	\$2,350,000
Current Occupancy:	100%
Terms:	Cash
Net Operating Income:	\$199,326
Capitalization Rate:	8.5%
Price Per Sq. Ft.	\$174

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Income and Expense Statement

Income:

Gross Rental Income: \$243,072

Operating Expenses:

Real Estate Taxes: \$12,957

Property Insurance: \$ 9,000

Common Area Expense: \$10,000

Snow / Lawn:

Electric:

Natural Gas:

Sewer / Water:

Repairs:

Property Management: \$11,789

Total Operating Expenses: \$ 43,746

Net Operating Income: \$199,326

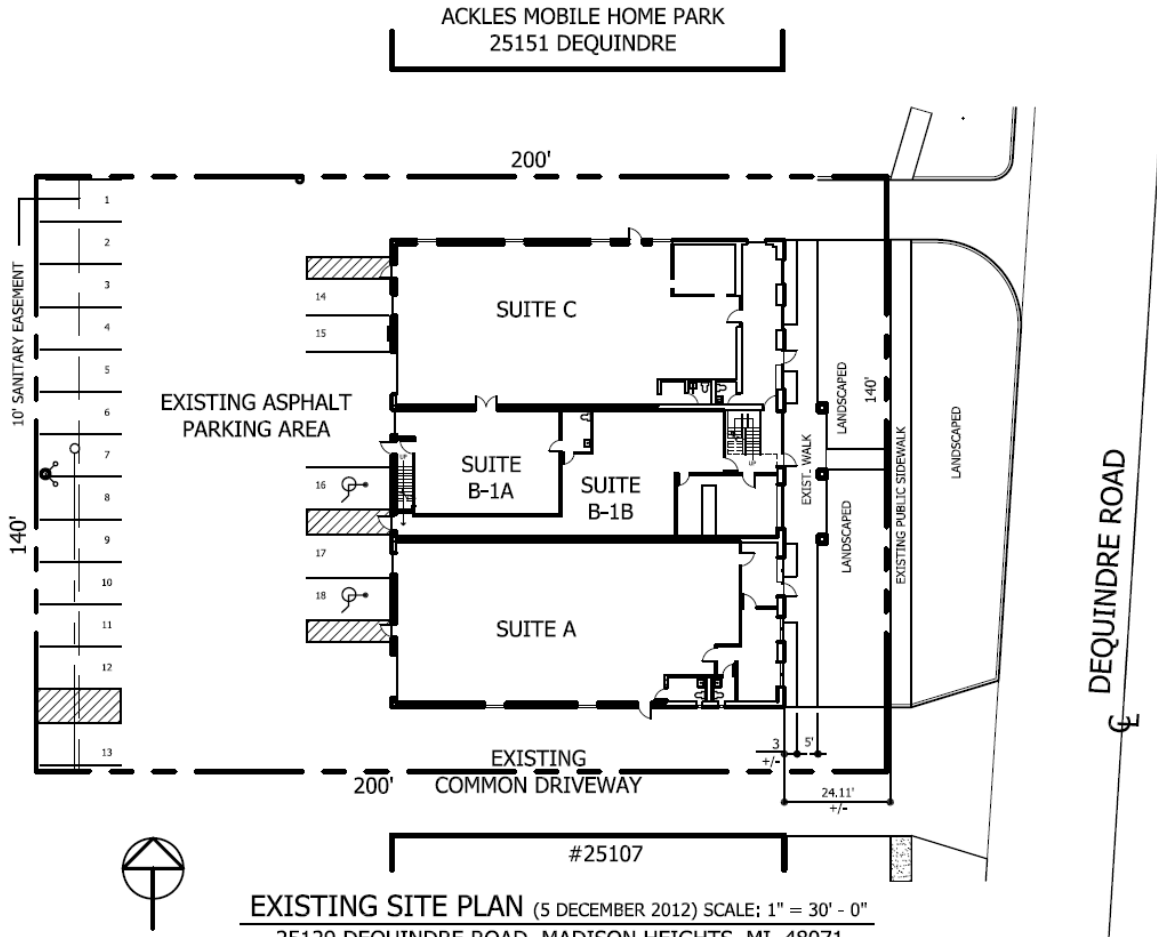
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Current Rent Roll for 25129 Dequindre Road, Madison Heights (Effective 10/01/2024)

Tenant	Square Feet	Lease Inception	Lease Expiration	Base Monthly Rent	Current Annual Rent
1st Floor - All Warehouse Space					
South Unit	3,680	06/01/2023	Month to Month	\$5,640	\$67,680
North Unit	3,680	03/01/2020	02/28/2025	\$6,081	\$72,972
Middle-East Unit	1,760	08/17/2015	Month to Month	\$1,320	\$15,840
Middle-West Unit	1,000	07/23/2024	07/31/2025	\$1,400	\$16,800
2nd Floor - 12 Separate Offices					
Office # 1	150	11/01/2023	10/31/2024	\$475	\$5,700
Office # 2	150	10/08/2018	Month to Month	\$450	\$5,400
Office # 3	200	02/01/2022	Month to Month	\$500	\$6,000
Office # 4	190	10/01/2024	9/30/2026	\$510	\$6,120
Office # 5	150	08/01/2024	07/31/2025	\$475	\$5,700
Office # 6	80	10/1/2024	09/30/2025	\$395	\$4,740
Office # 7	150	05/01/2024	04/30/2025	\$475	\$5,700
Office # 8	210	08/07/2023	08/31/2025	\$625	\$7,500
Office # 9	150	10/01/2024	9/30/2026	\$485	\$5,820
Office # 10	150	08/15/2024	8/31/2025	\$475	\$5,700
Office # 11	150	10/04/2023	9/30/2026	\$475	\$5,700
Office # 12	150	04/15/2024	04/30/2025	\$475	\$5,700
Totals:	13,500	includes bldg common areas		\$20,256	\$243,072

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Site Plan - First Floor Only



EXISTING SITE PLAN (5 DECEMBER 2012) SCALE: 1" = 30' - 0"

25129 DEQUINDRE ROAD, MADISON HEIGHTS, MI. 48071

TOTAL GROSS SITE AREA 28,000 S.F. (200' X 140')

TOTAL GROSS BUILDING AREA 13,437 S.F. (BOTH FLOORS COMBINED)

PREPARED BY: PETER I. TZILOS

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Floor Plan - Second Floor Only



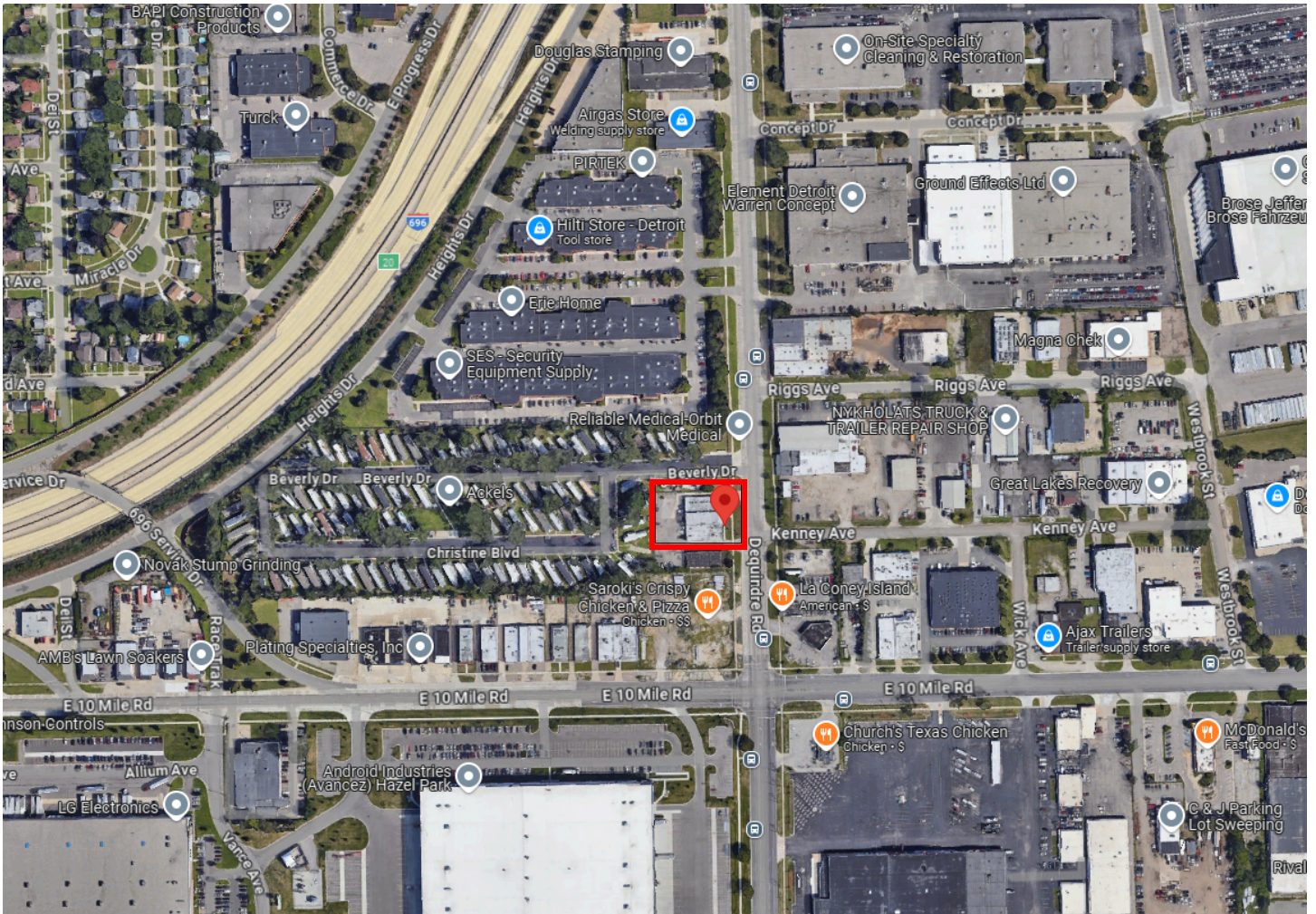
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Map



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Aerial Map

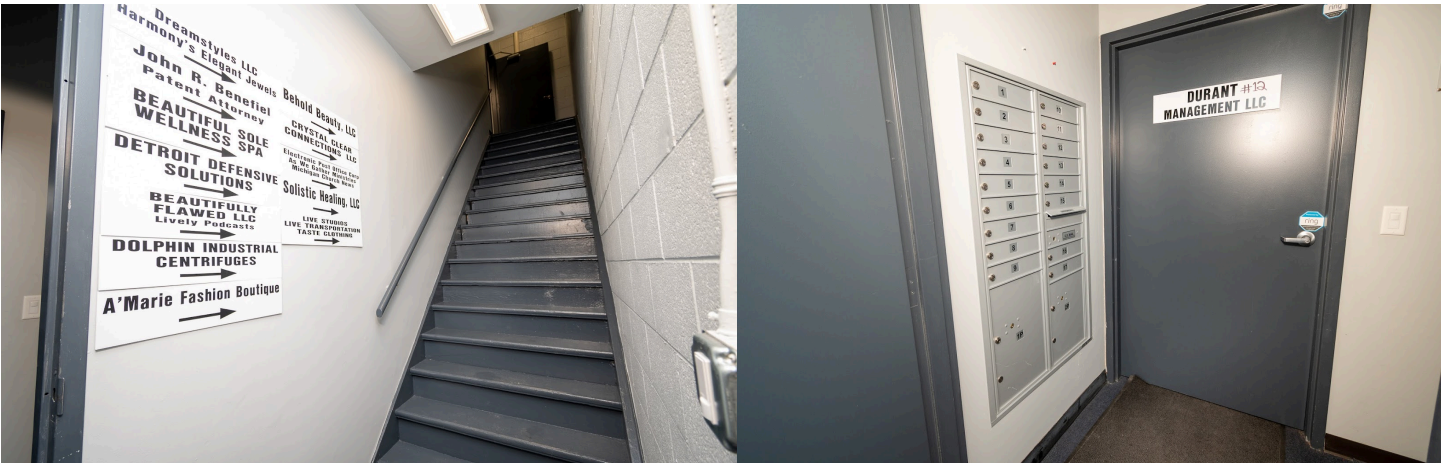


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Interior Photos



Click "1st Floor Warehouses" for additional pictures: [1st Floor Warehouses](#)



Click "Stairways" for additional pictures: [Stairways](#)

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Interior Photos



Click "2nd Floor Offices" for additional pictures: [2nd Floor Offices](#)