

31771 SHERMAN DRIVE  
MADISON HEIGHTS, MICHIGAN

INDUSTRIAL FOR SALE  
13,969 Square Feet Available



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## PROPERTY FEATURES

- 13,969 square feet available
- 1,200 square feet of office
- 16'8" clear height
- (1) 12' x 14' grade level doors
- 2000 amps, 227/480 volts power
- Air-conditioning, buss duct, skylights, epoxy floors, and heavy power
- 40 tons of rooftop AC in shop
- Air lines throughout
- Sale Price: \$1,750,000 (\$125.28/sq. ft.)



For more information, please contact:

**PAUL HOGE**  
(248) 948 0103  
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**JOHN DROZE**  
(248) 948 4191  
[jdroze@signatureassociates.com](mailto:jdroze@signatureassociates.com)

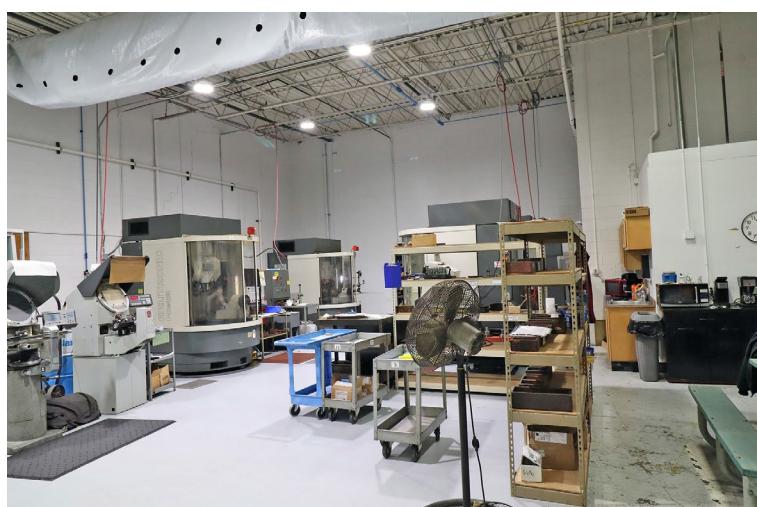
**GRANT BRUCE**  
(248) 948 4188  
[gbruce@signatureassociates.com](mailto:gbruce@signatureassociates.com)

# 31771 Sherman Drive – Madison Heights, Michigan

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### Interior Photos



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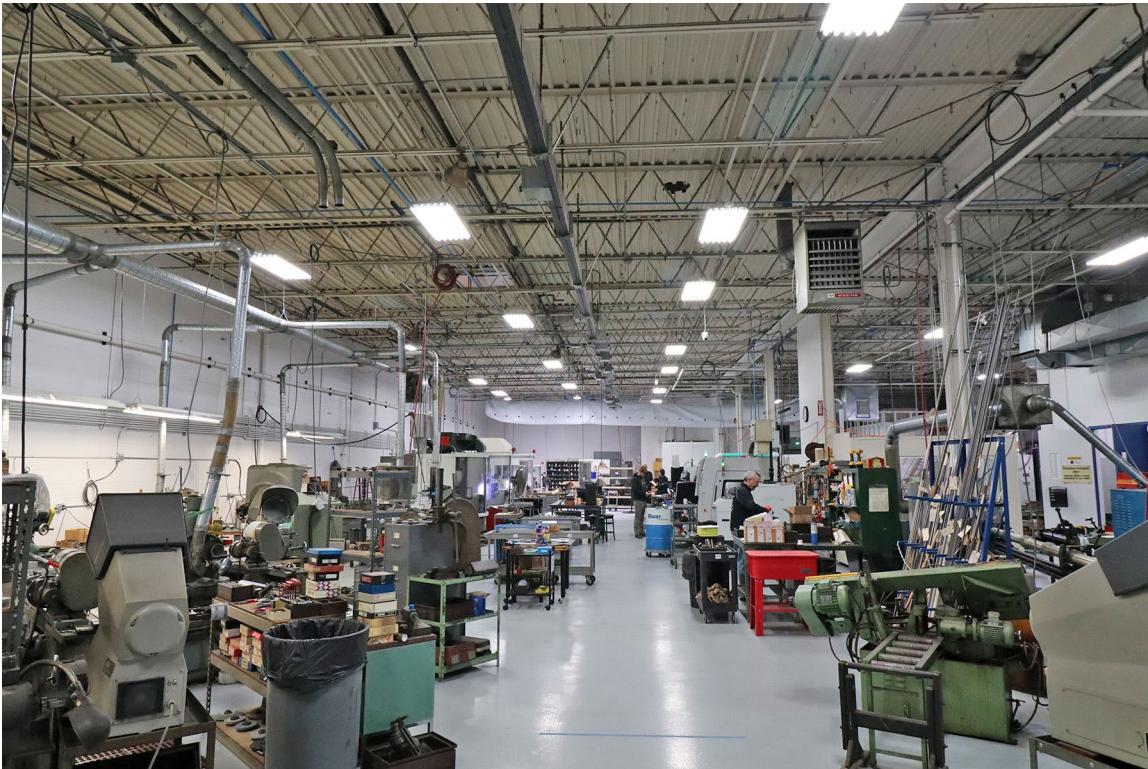
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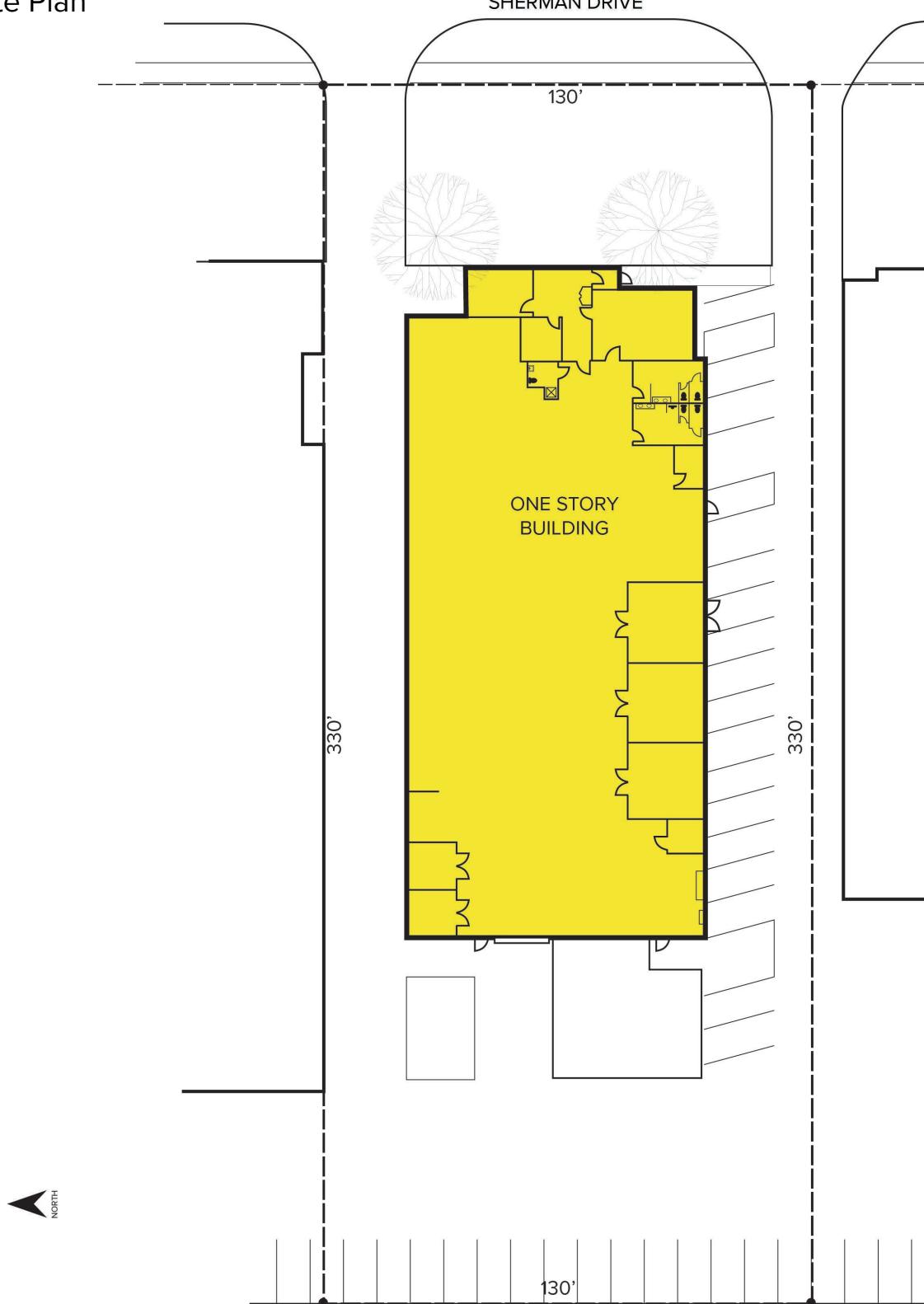
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### Site Plan



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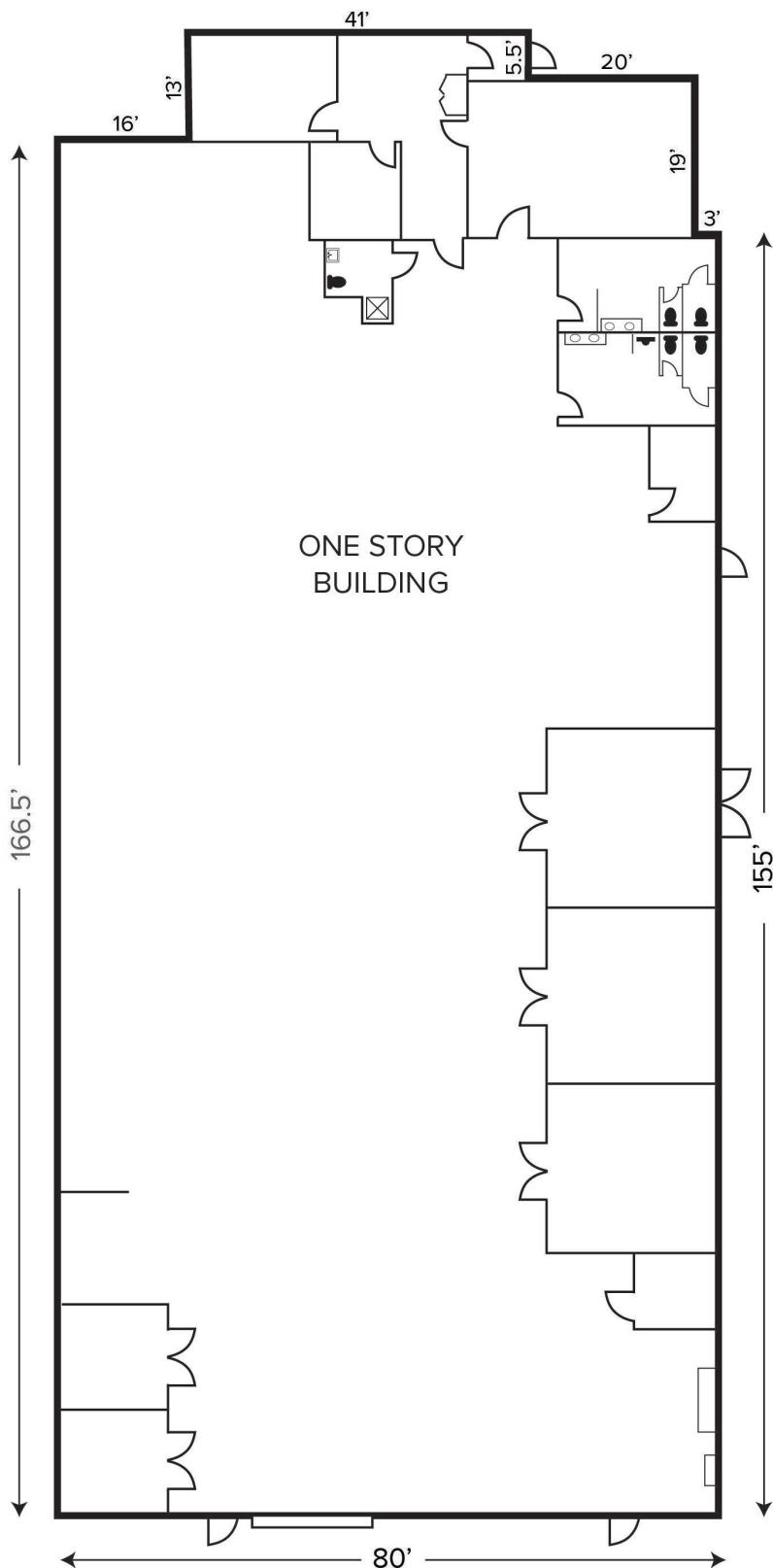
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### Floor Plan



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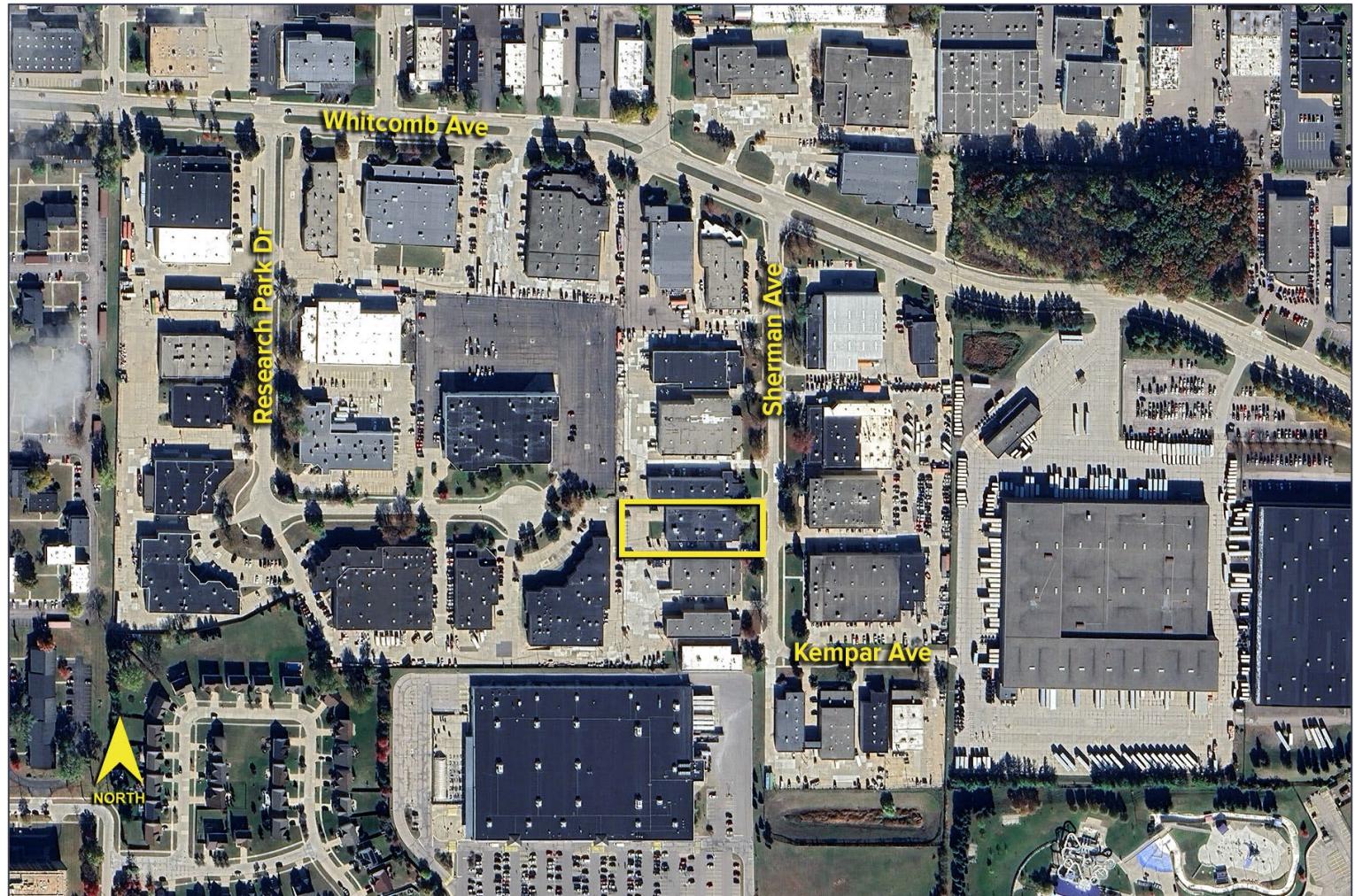
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Aerial



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