

INDUSTRIAL PROPERTY // FOR SALE

11,280 SF INDUSTRIAL DUPLEX W/ 4,228 SF OFFICE

303 - 325 W GIRARD AVE

MADISON HEIGHTS, MI 48071



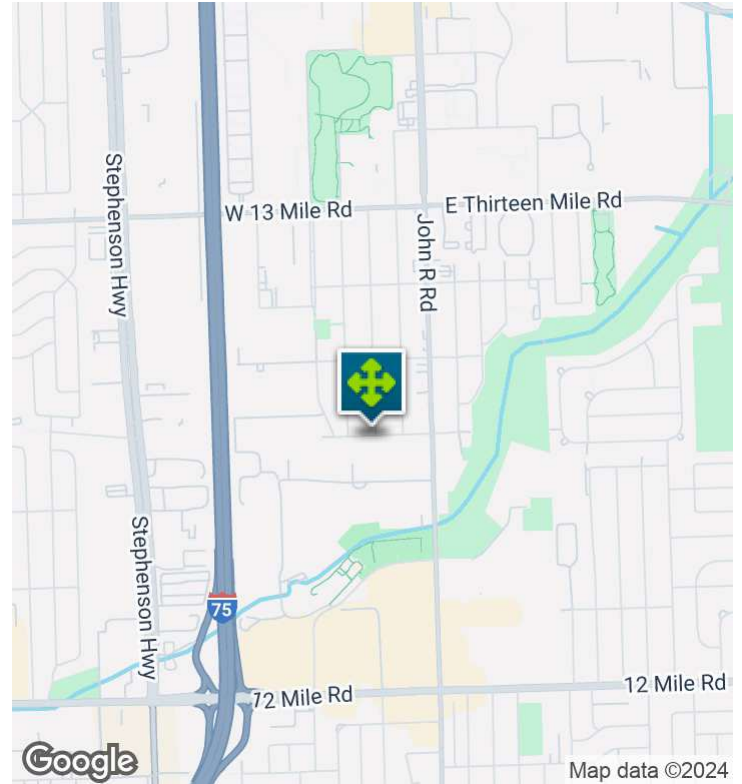
- 11,280 SF industrial building
- Duplex building
- 4,228 SF office space
- Four (4) overhead doors



26555 Evergreen Road, Suite 1500
Southfield, MI 48076
248.358.0100
pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY



Sale Price	\$1,499,000
-------------------	--------------------

OFFERING SUMMARY

Building Size:	11,280 SF
Lot Size:	0.91 Acres
Price / SF:	\$132.89
Year Built:	1967
Renovated:	1980
Zoning:	M-1 LT
Market:	Detroit
Submarket:	Troy Area East

PROPERTY OVERVIEW

11,280 SF industrial duplex building with 4,228 SF of office space; two (2) 10' x 12', one (1) 12' x 14', and one (1) 14' x 14' overhead doors, and 220 volt / 800 AMP with significant buss duct; 480 Volt step up transformers. Very nice offices with upgraded granite and tile finishes in the baths and wet bar. Seven (7) offices, two (2) conference rooms, 1,280 SF second floor office with bathroom is included in the total SF. The building is currently set up for one occupant with an opening between the wall of 325 W Girard; the opening could be blocked to create two separately metered buildings; 325 W Girard is 2,800 SF and 303-313 W Girard is 8,480 SF. Well-maintained buildings in "move-in" condition! Outstanding location off John R Rd, close to I-75.

LOCATION OVERVIEW

Located on the west side of John R Rd, between 12 Mile Rd and 13 Mile Rd.

PROPERTY HIGHLIGHTS

- 11,280 SF industrial building
- Duplex building
- 4,228 SF office space
- Four (4) overhead doors

303 - 325 W GIRARD AVE, MADISON HEIGHTS, MI 48071 // FOR SALE

INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	11,280 SF
Space Available:	11,280 SF
Shop SF:	7,052 SF
Office SF:	4, 220 SF
Mezzanine SF:	1,280 SF
Occupancy:	Immediate
Zoning:	M-1 LT
Lot Size:	0.91 Acres
Parking Spaces:	30
Fenced Yard:	Yes
Trailer Parking:	No
Year Built / Renovated:	1967, 1971 & 1980
Construction Type:	Brick & Block
Clear Height:	13' 14' 18'
Overhead Doors:	Two (2) 10' x 12' One (1) 12' x 14' One (1) 14' x 14'
Truckwells/Docks:	No
Cranes:	No
Power:	480 Volt & 220 Volt 800 AMP
Buss Duct:	Yes 480 Volt & 220 Volt
Air Conditioning:	Offices
Heat Type:	Gas Unit
Lighting:	LED
Sprinklers:	No
Floor Drains:	No
Taxes:	Total \$12,385.38 303 Girard Ave \$2,614.54 313 Girard Ave \$6,248.58 325 Girard Ave \$3,422.26



P.A. COMMERCIAL
Corporate & Investment Real Estate

John T. Arthurs PRINCIPAL
D: 248.663.0506 | C: 248.563.3225
johna@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

303 - 325 W GIRARD AVE, MADISON HEIGHTS, MI 48071 // FOR SALE

ADDITIONAL PHOTOS

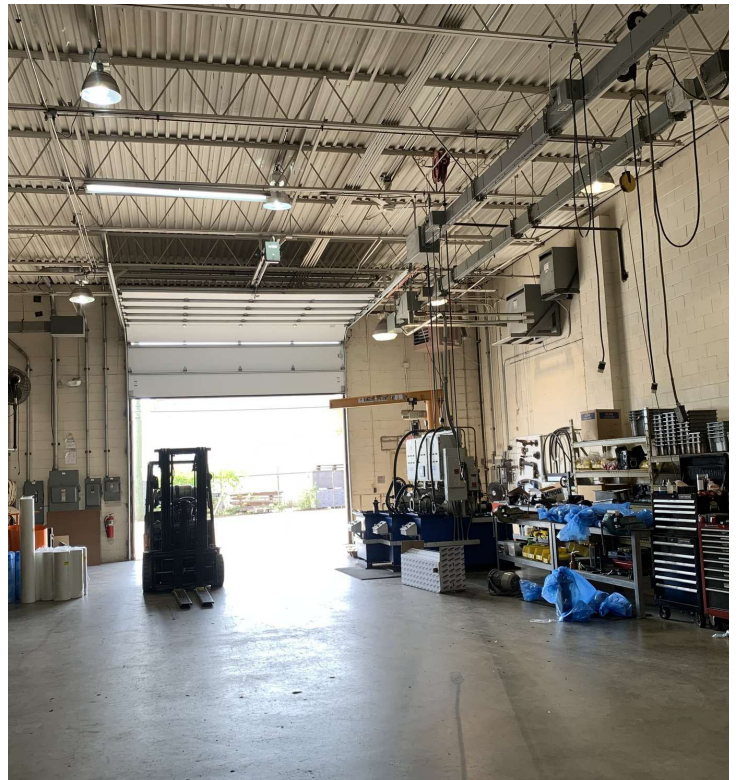


John T. Arthurs PRINCIPAL
D: 248.663.0506 | C: 248.563.3225
johna@pacommercial.com

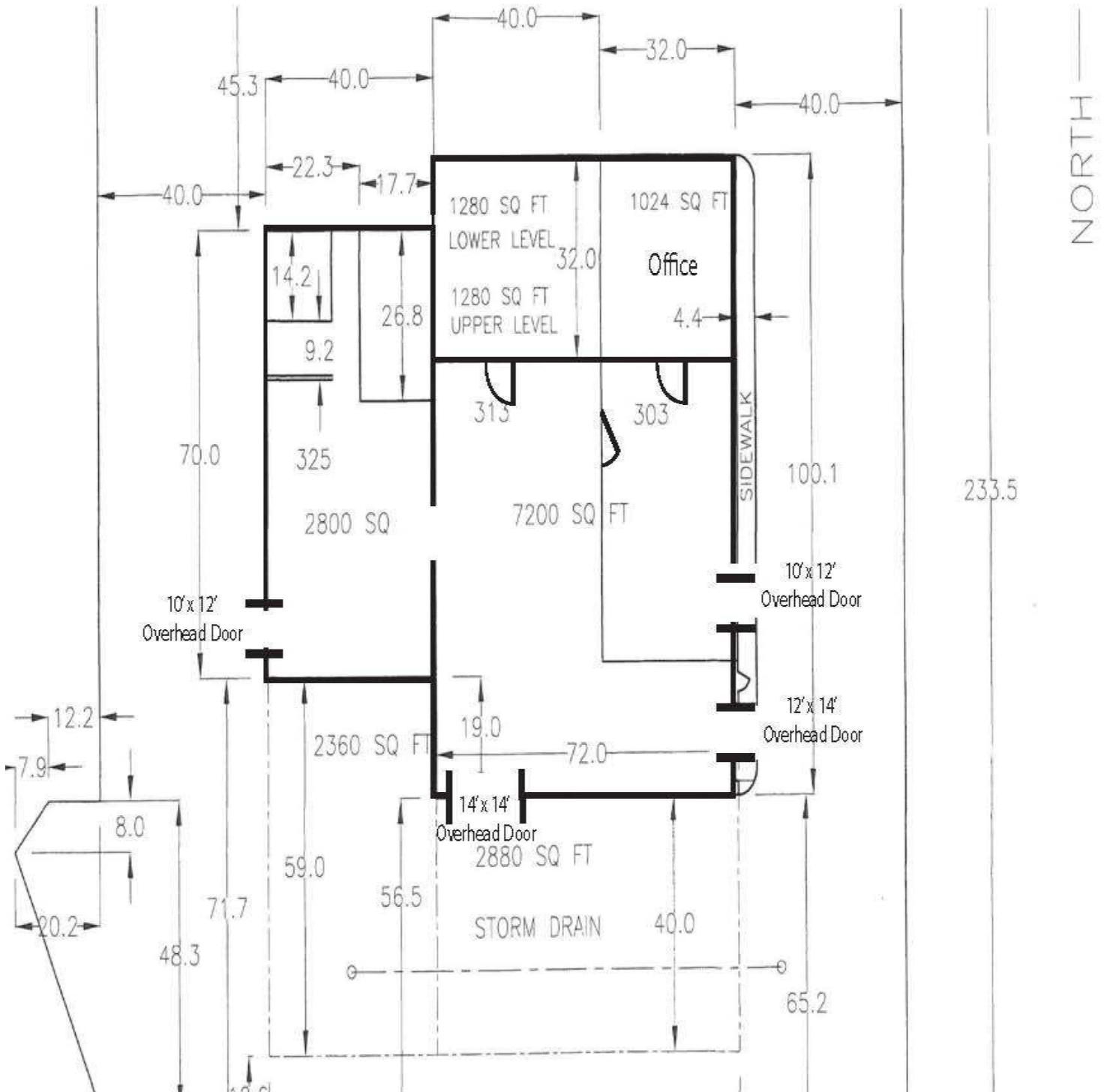
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

303 - 325 W GIRARD AVE, MADISON HEIGHTS, MI 48071 // FOR SALE

ADDITIONAL PHOTOS

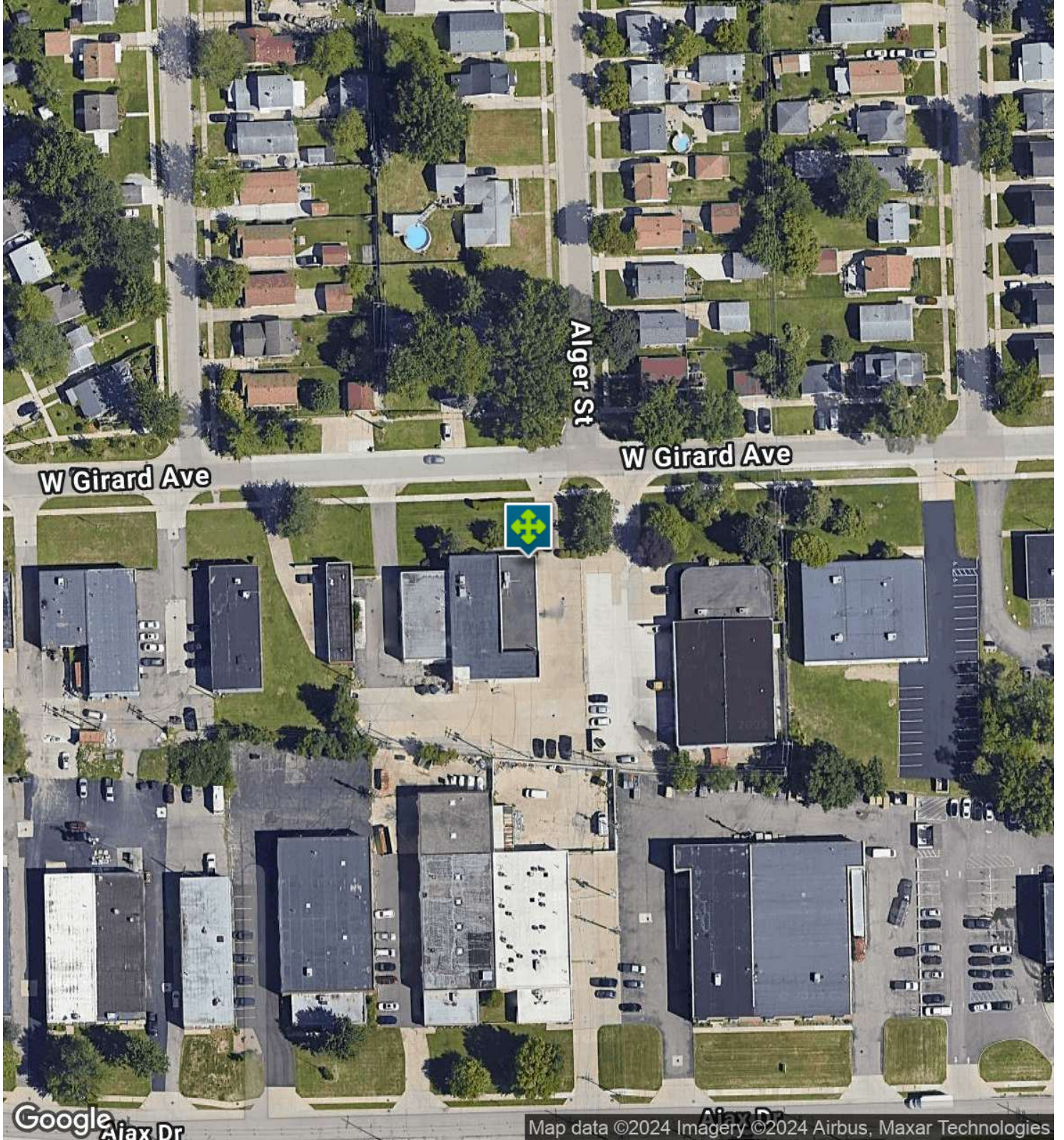


SITE PLANS



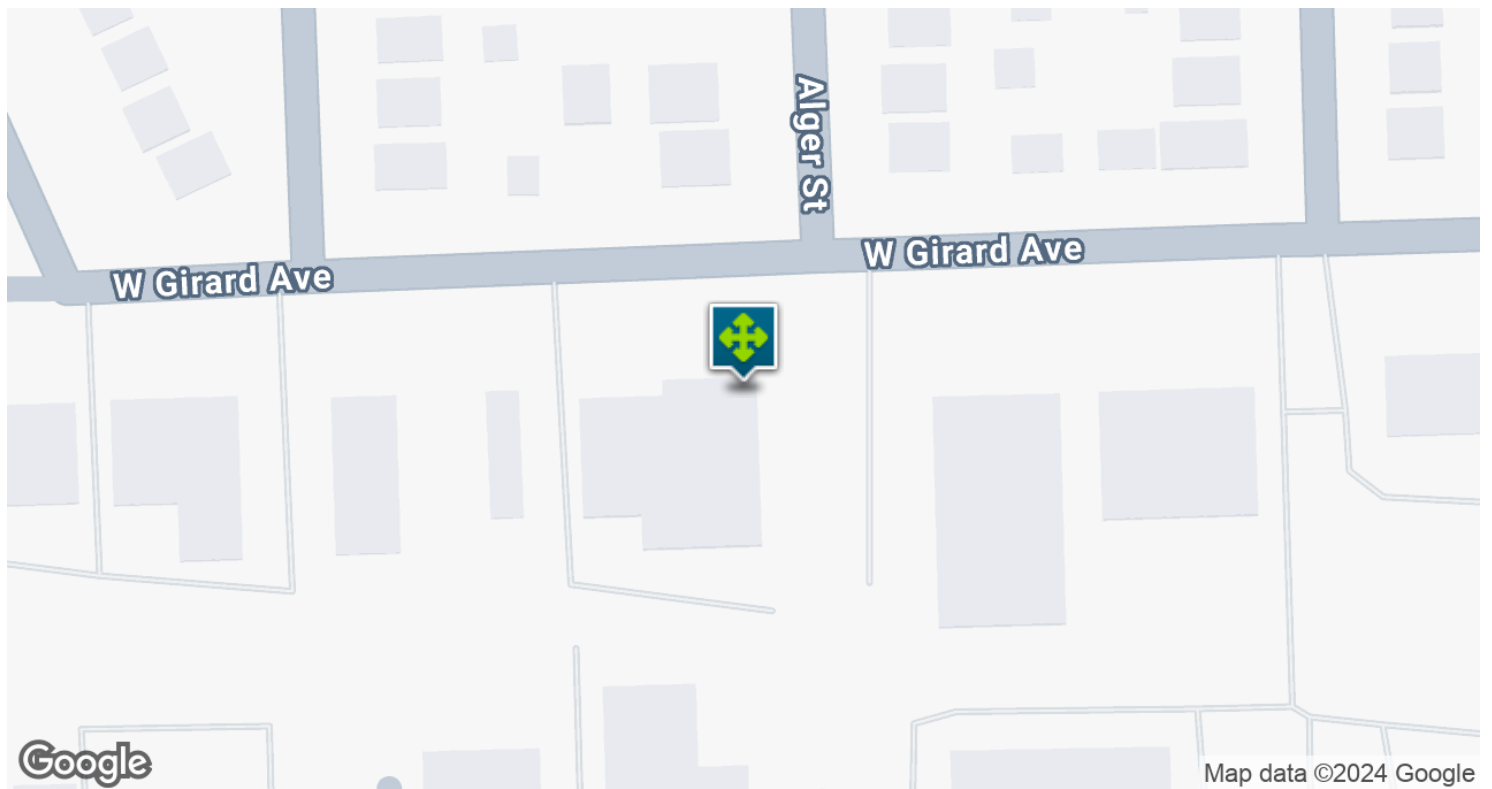
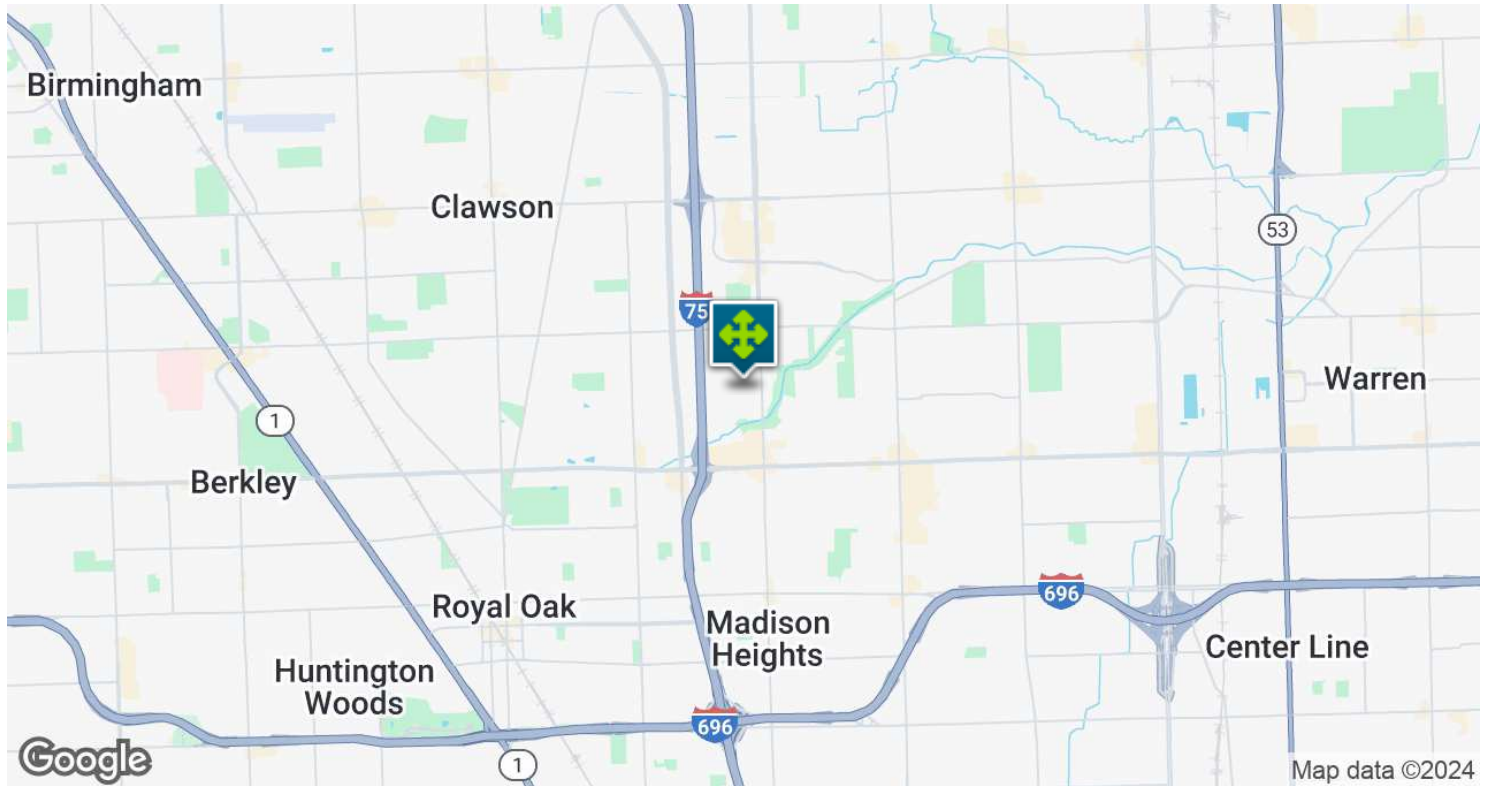
303 - 325 W GIRARD AVE, MADISON HEIGHTS, MI 48071 // FOR SALE

AERIAL MAP

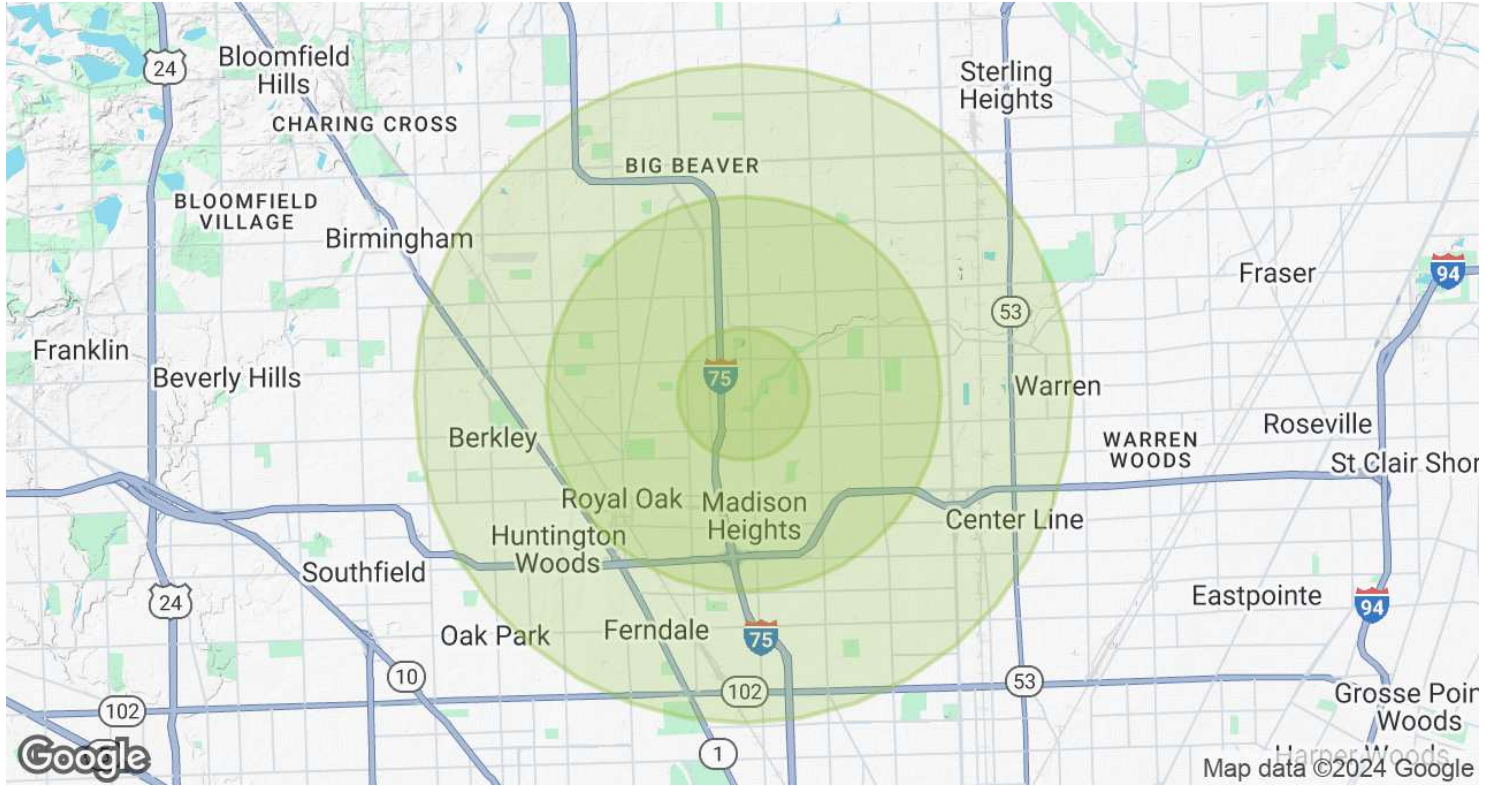


303 - 325 W GIRARD AVE, MADISON HEIGHTS, MI 48071 // FOR SALE

LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,746	117,986	334,653
Average Age	42	42	41
Average Age (Male)	41	41	40
Average Age (Female)	43	43	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,917	54,204	147,026
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$85,186	\$99,040	\$101,998
Average House Value	\$227,634	\$278,093	\$284,250

Demographics data derived from AlphaMap

303 - 325 W GIRARD AVE, MADISON HEIGHTS, MI 48071 // FOR SALE



FOR MORE INFORMATION, PLEASE CONTACT:



John T. Arthurs
PRINCIPAL

D: 248.663.0506

C: 248.563.3225

johna@pacommercial.com

P.A. Commercial

26555 Evergreen Road, Suite 1500
Southfield, MI 48076

P: 248.358.0100

F: 248.358.5300

pacommercial.com

Follow Us!



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.