## 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

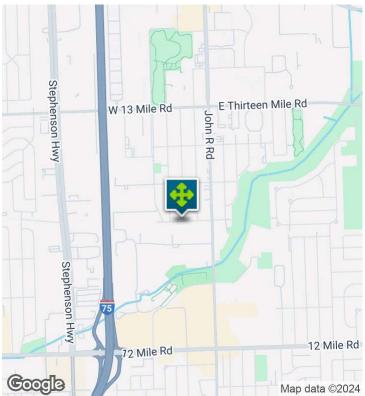


26555 Evergreen Road, Suite 1500 Southfield, MI 48076 248.358.0100 pacommercial.com

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



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# 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	



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











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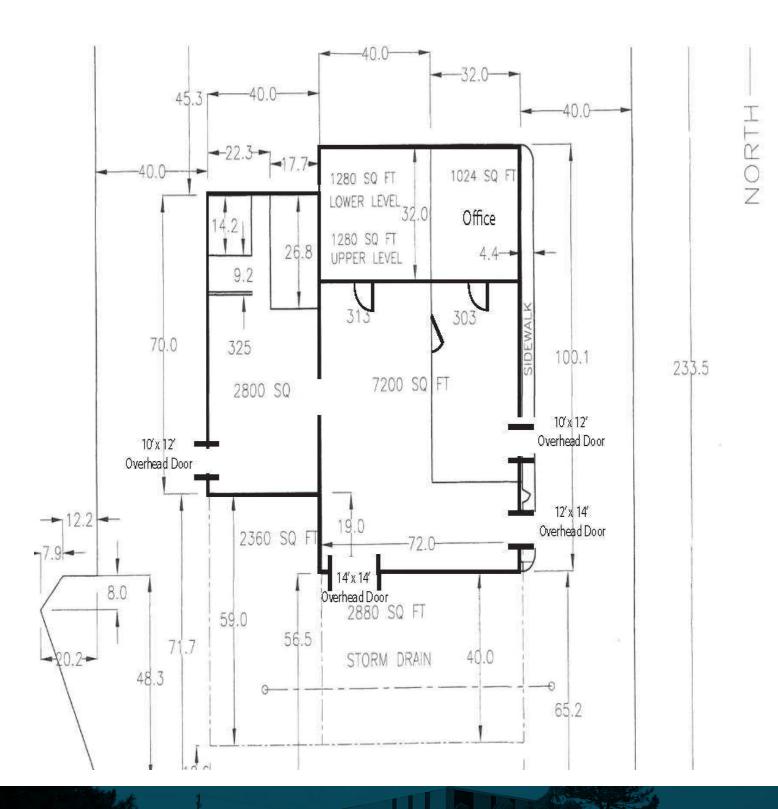
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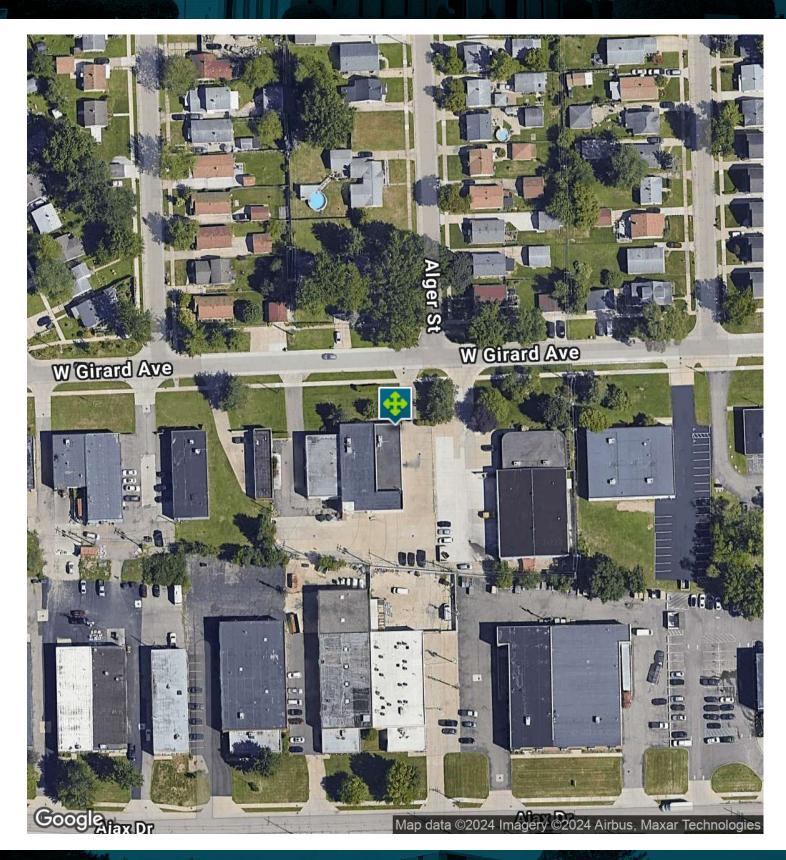
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### 303 - 325 W GIRARD AVE, MADISON HEIGHTS, MI 48071 // FOR SALE AERIAL MAP

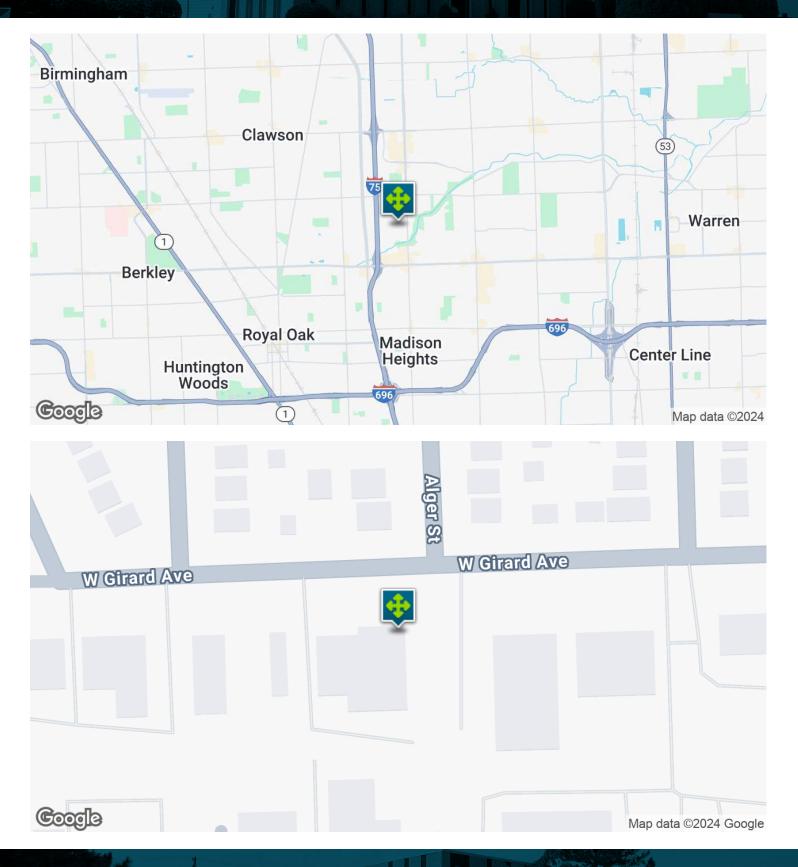




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## 303 - 325 W GIRARD AVE, MADISON HEIGHTS, MI 48071 // FOR SALE LOCATION MAP

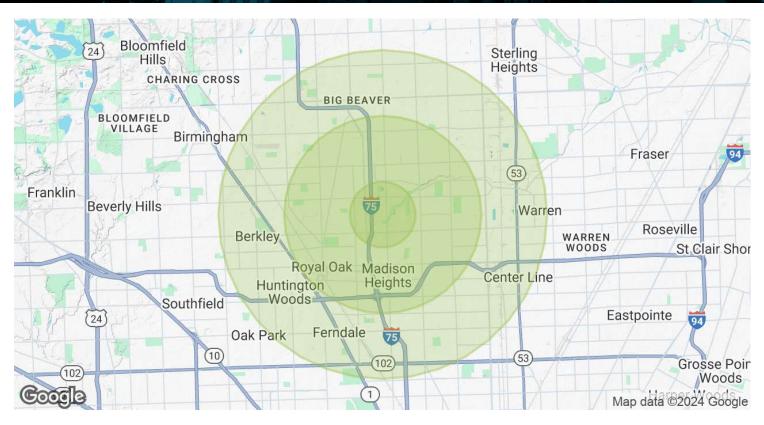




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### 303 - 325 W GIRARD AVE, MADISON HEIGHTS, MI 48071 // FOR SALE DEMOGRAPHICS MAP & REPORT



1 MILE	3 MILES	5 MILES
12,746	117,986	334,653
42	42	41
41	41	40
43	43	42
1 MILE	3 MILES	5 MILES
5,917	54,204	147,026
2.2	2.2	2.3
\$85,186	\$99,040	\$101,998
\$227,634	\$278,093	\$284,250
	12,746 42 41 43 <b>1 MILE</b> 5,917 2.2 \$85,186	12,746 117,986   42 42   41 41   43 43   5,917 54,204   2.2 \$85,186

Demographics data derived from AlphaMap



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### FOR MORE INFORMATION, PLEASE CONTACT:



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