

INDUSTRIAL PROPERTY // FOR SALE / LEASE

8,794 SF VERSATILE FLEX/SHOWROOM BUILDING ON HIGHLAND RD

4357- 4359 HIGHLAND RD

WATERFORD , MI 48328

PRICE REDUCED!



- 8,794 SF warehouse/showroom building
- Comprised of two separate units: 1,294 & 7,500 SF
- C-3 Zoning allows for a wide range of uses
- Newer construction clear-span warehouse
- Interior is in excellent condition and can be subdivided
- One (1) 12'H x 12'W roll-up door in 7,500 SF unit to accommodate large vans
- Newer roof, 100% AC, 12.6' clear height
- Large pylon sign & lighted building sign on Main Rd
- Centrally located on busy Highland Rd (M-59) w/ great visibility



P.A. COMMERCIAL
Corporate & Investment Real Estate

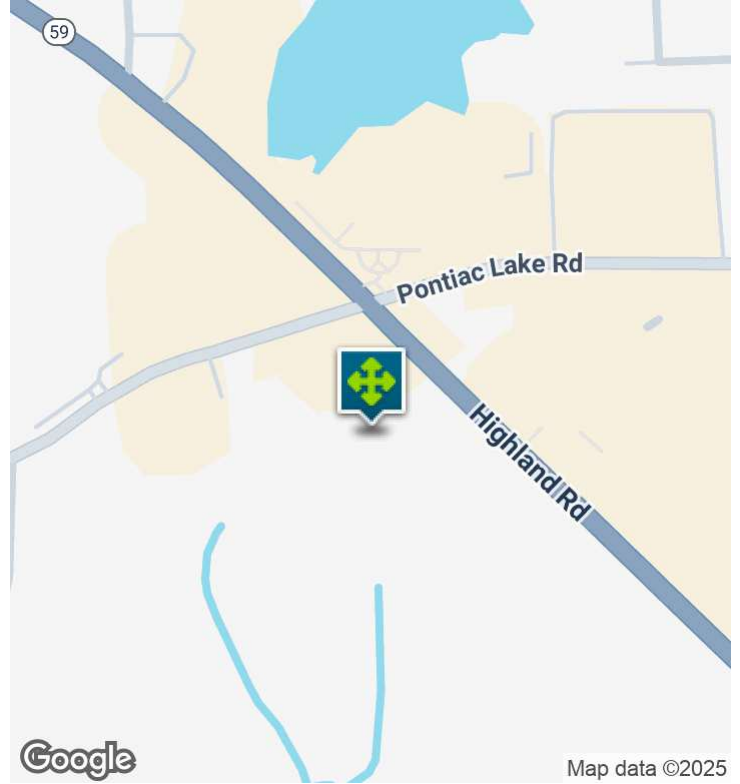
26555 Evergreen Road, Suite 1500
Southfield, MI 48076
248.358.0100

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.

4357- 4359 HIGHLAND RD, WATERFORD , MI 48328 // FOR SALE / LEASE

EXECUTIVE SUMMARY



Sale Price	\$1,200,000
Lease Rate	\$13.50 SF/YR (NNN)

OFFERING SUMMARY

Building Size:	8,794 SF
Available SF:	1,294 - 7,500 SF
Lot Size:	1.37 Acres
Price / SF:	\$136.46
Year Built:	1991
Zoning:	C-3
Market:	Detroit
Submarket:	Lakes Area
Traffic Count:	35,393

PROPERTY OVERVIEW

Discover this custom-built clear-span warehouse designed for versatility and efficiency. Constructed with high-end block masonry and styrofoam wall insulation, this well-maintained property ensures exceptional durability, energy efficiency, and soundproofing. Currently configured into two units – a spacious 7,500 SF and an efficient 1,294 SF – the building offers flexibility for a variety of industrial, distribution, or flex space needs.

The building features 100% AC, one 12'H x 12'W overhead door, and a 12.6' clear height ideal for storage, racking, or manufacturing. There are also two generously sized bathrooms for convenience.

Whether you're looking for a move-in-ready space or a customizable warehouse, this property offers endless possibilities for growing businesses. Don't miss this prime opportunity to own or lease an exceptional industrial space in a thriving commercial corridor!

LOCATION OVERVIEW

Located on the west side of Highland Rd, just south of Pontiac Lake Rd. This is a busy retail corridor surrounded by many amenities including Meijer, Kroger, many restaurants, hotels, and business services.



P.A. COMMERCIAL
Corporate & Investment Real Estate

Mark Mamassian SENIOR ASSOCIATE

D: 248.801.9949 | C: 248.568.7358

mark@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.

4357- 4359 HIGHLAND RD, WATERFORD , MI 48328 // FOR SALE / LEASE

PROPERTY DETAILS

Sale Price	\$1,200,000
------------	-------------

Lease Rate	\$13.50 SF/YR
------------	---------------

LOCATION INFORMATION

Street Address	4357- 4359 Highland Rd
City, State, Zip	Waterford , MI 48328
County	Oakland
Market	Detroit
Sub-market	Lakes Area
Cross-Streets	Highland Rd and Pontiac Lake Rd
Side of the Street	West
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-75

BUILDING INFORMATION

Building Size	8,794 SF
Tenancy	Multiple
Ceiling Height	12.6 ft
Average Floor Size	8,794 SF
Year Built	1991
Gross Leasable Area	8,794 SF
Construction Status	Existing
Condition	Good
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	C-3
Lot Size	1.37 Acres
APN #	13-22-253-011
Lot Frontage	327 ft
Lot Depth	189 ft
Corner Property	No
Traffic Count	35393
Traffic Count Street	Highland Rd
Amenities	100% AC Abundant Parking Storage
Waterfront	No
Power	Yes
Rail Access	No

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	47

UTILITIES & AMENITIES

Handicap Access	Yes
Gas / Propane	Yes

4357- 4359 HIGHLAND RD, WATERFORD , MI 48328 // FOR SALE / LEASE
ADDITIONAL PHOTOS



4357- 4359 HIGHLAND RD, WATERFORD , MI 48328 // FOR SALE / LEASE

ADDITIONAL PHOTOS



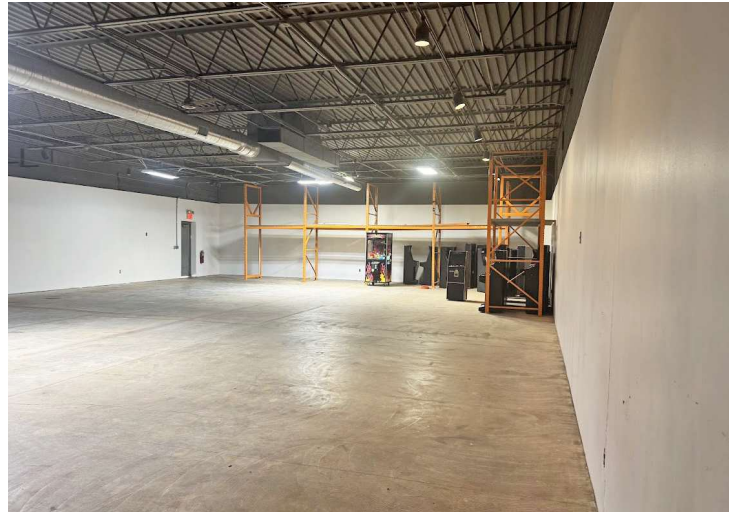
P.A. COMMERCIAL
Corporate & Investment Real Estate

Mark Mamassian SENIOR ASSOCIATE
D: 248.801.9949 | C: 248.568.7358
mark@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.

4357- 4359 HIGHLAND RD, WATERFORD , MI 48328 // FOR SALE / LEASE

ADDITIONAL PHOTOS



P.A. COMMERCIAL
Corporate & Investment Real Estate

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.

Mark Mamassian SENIOR ASSOCIATE
D: 248.801.9949 | C: 248.568.7358
mark@pacommercial.com

4357- 4359 HIGHLAND RD, WATERFORD , MI 48328 // FOR SALE / LEASE

PARCEL OUTLINE



P.A. COMMERCIAL
Corporate & Investment Real Estate

Mark Mamassian SENIOR ASSOCIATE

D: 248.801.9949 | **C:** 248.568.7358

mark@pacommercial.com

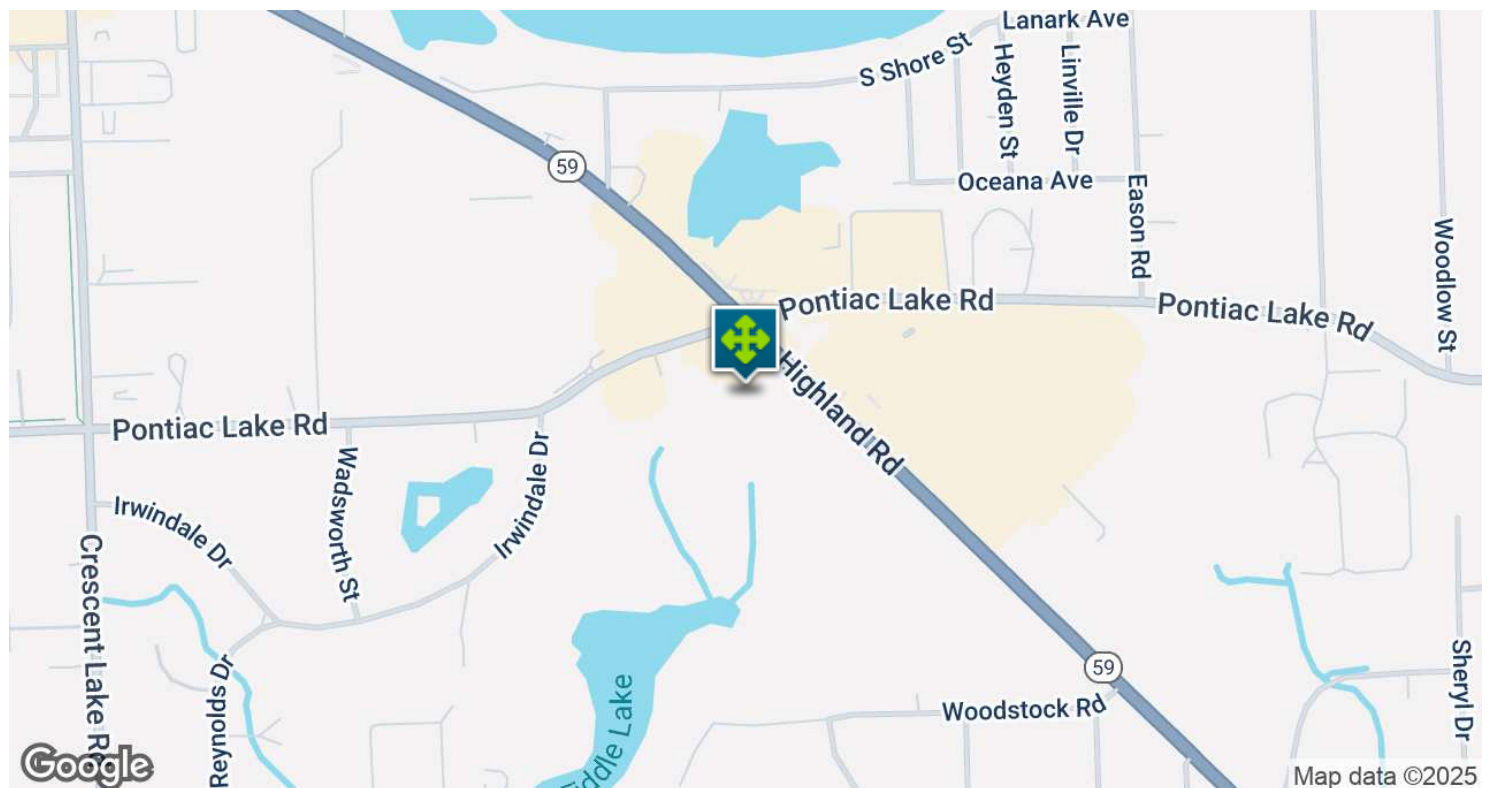
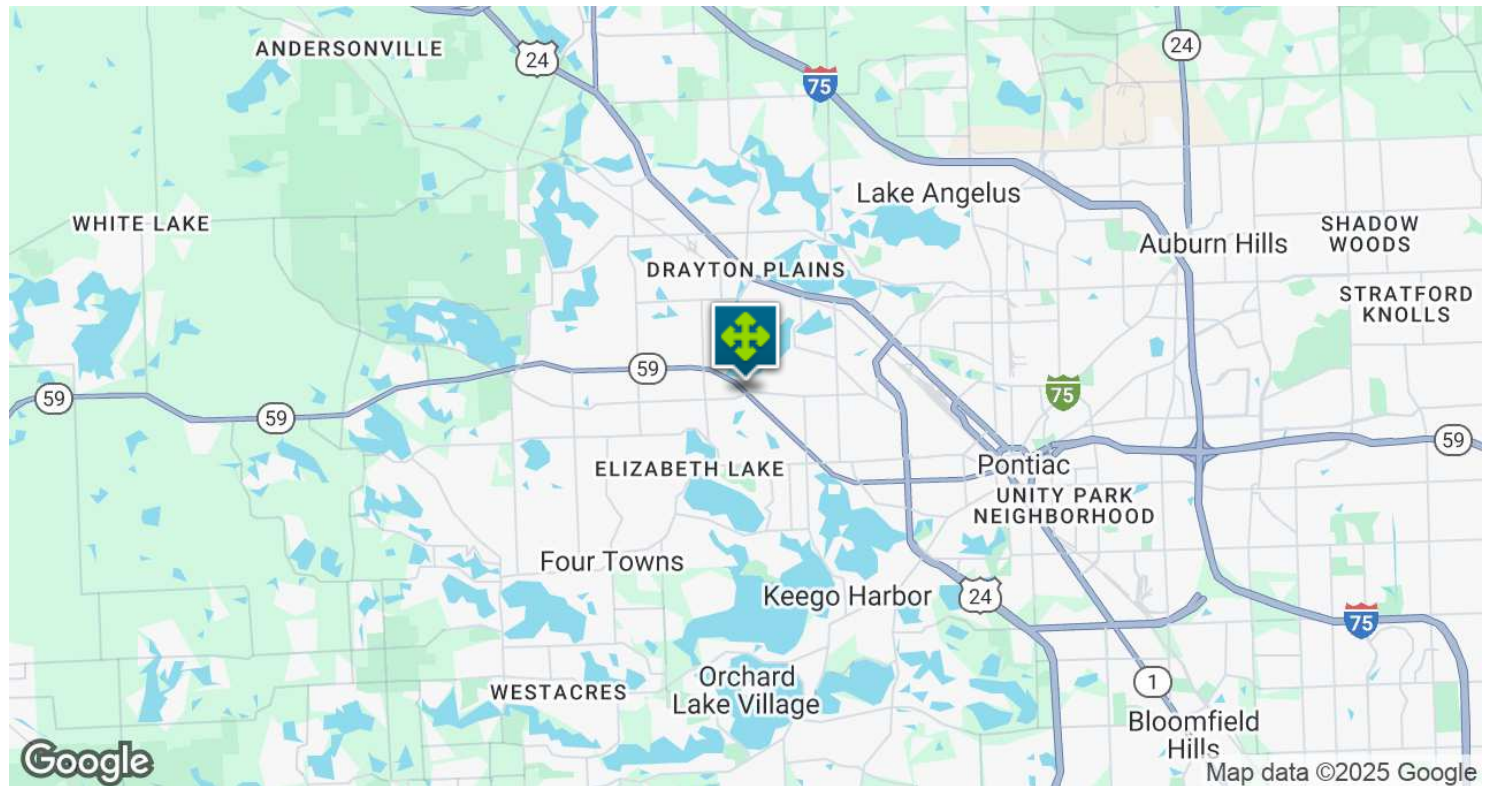
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

4357- 4359 HIGHLAND RD, WATERFORD , MI 48328 // FOR SALE / LEASE

RETAILER MAP



4357- 4359 HIGHLAND RD, WATERFORD , MI 48328 // FOR SALE / LEASE
LOCATION MAP

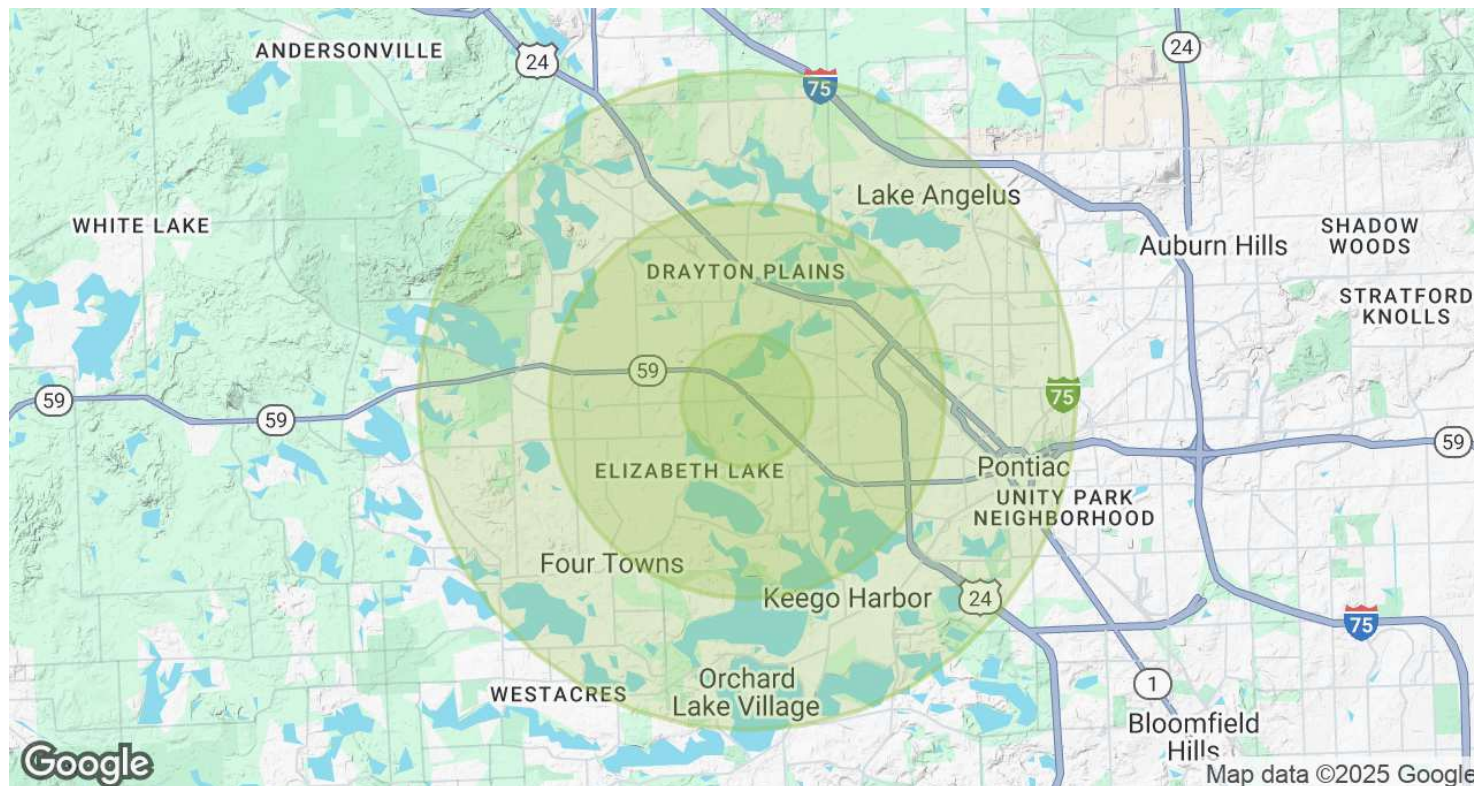


Mark Mamassian SENIOR ASSOCIATE
D: 248.801.9949 | C: 248.568.7358
mark@pacommercial.com

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.

4357- 4359 HIGHLAND RD, WATERFORD , MI 48328 // FOR SALE / LEASE

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,418	57,558	149,075
Average Age	44	43	42
Average Age (Male)	43	42	41
Average Age (Female)	45	44	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,010	25,177	62,593
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$82,963	\$91,566	\$95,032
Average House Value	\$255,081	\$295,013	\$300,770

Demographics data derived from AlphaMap

4357- 4359 HIGHLAND RD, WATERFORD , MI 48328 // FOR SALE / LEASE

CONTACT US

PRICE REDUCED!



FOR MORE INFORMATION, PLEASE CONTACT:



Mark Mamassian
SENIOR ASSOCIATE

D: 248.801.9949

C: 248.568.7358

mark@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!



P.A. COMMERCIAL
Corporate & Investment Real Estate

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.