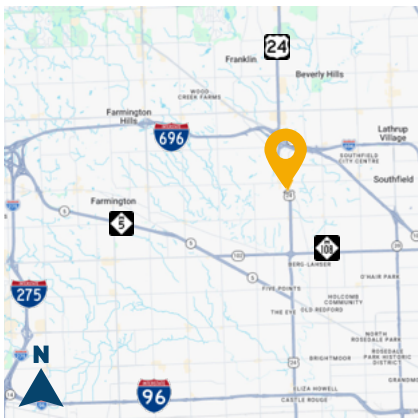


FOR SALE

24431 TELEGRAPH RD, SOUTHFIELD



TWO INDUSTRIAL BUILDINGS TOTALING 7,200 SF



PROPERTY DETAILS

- 7,200 SF (office building: 3,600 SF ; warehouse building: 3,600 SF)
- Extremely clean and meticulously maintained buildings with numerous updates
- (4) Grade level doors: (1) 20' x 14', (1) 12' x 14', (1) 10' x 12', (1) 8' x 8'
- Clear-span warehouse with new radiant heater, floor drain and crane bridge in place
- Situated on 0.58 Acres with fenced yard and Telegraph frontage and signage
- Strategically located on Telegraph Rd, minutes from I-696, M-10, M-102, and M-39

For information, please contact:



NATE HUGHES

810.923.6099

nate@rhcommercial.net

REECE HUGHES

248.207.5847

reece@rhcommercial.net

ROB HUGHES

248.505.0399

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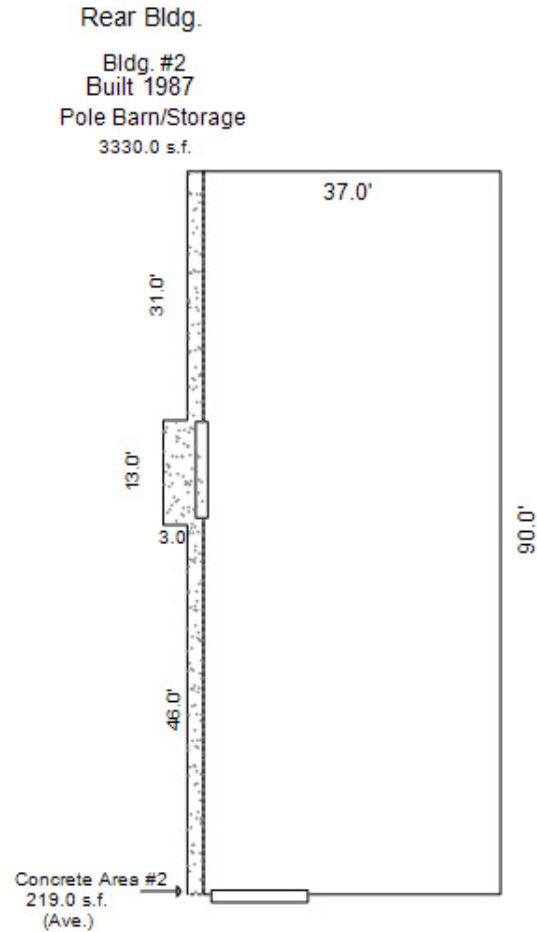
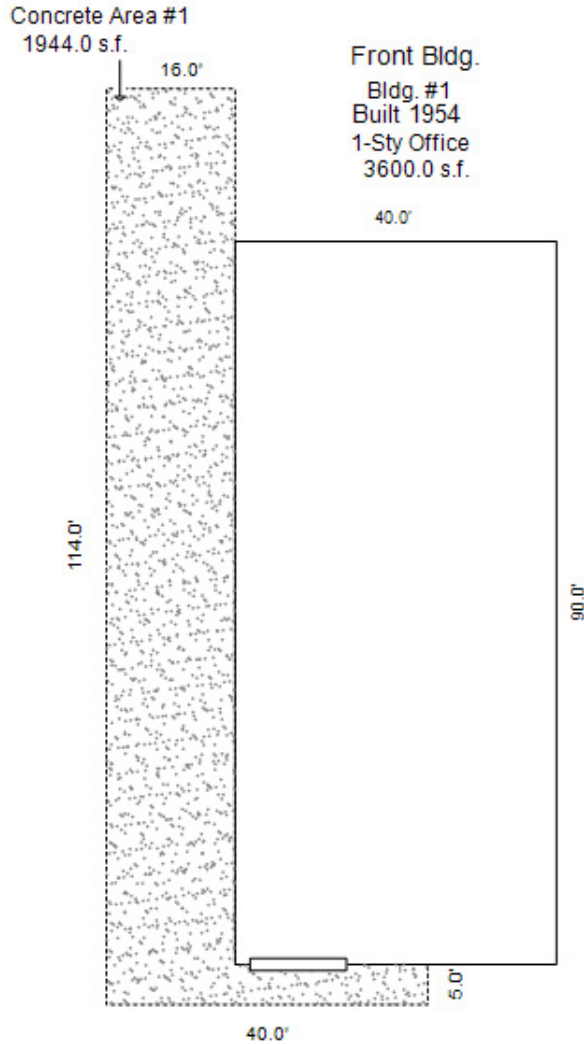
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BUILDING SKETCHES

(NOT TO SCALE)



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ADDITIONAL NOTES

OFFICE BUILDING:

- **Roof:** Estimated roof age is +/-15 years
- **Window(s):** New glass block side-light windows installed in 2023
- **Door(s):** New safety front entry door
- **Garage:** New garage door & opener
- **Irrigation:** Sprinklers in front yard area
- **HVAC Unit(s):** Replaced heat exchangers for 3-ton & 5-ton rooftop units in 2023
- **Signage:** Yes on Telegraph Road
- **Security System:** Yes, full security system and gated fence to parking area/yard
- **Internet:** Seller uses 123 NET
- **Generator:** Included

WAREHOUSE BUILDING:

- **Roof:** Metal
- **Lighting:** New LED Lighting installed in 2023
- **Window(s):** Yes, with shades
- **Overhead Door(s):** (1) 12' x 14' / (1) 10' x 12' / (1) 14' x 20'
- **HVAC Unit(s):** New radiant heaters installed in 2023 / building fully insulated
- **Security System:** Yes, full security system and gated fence to parking area/yard
- **Power:** 400a/240v, 3p
- **Floor Drain:** Yes
- **Restroom:** Yes, single restroom
- **Washer & Dryer:** Included
- **Generator:** Included
- **Compressor:** Included
- **Shelving:** Included
- **Chest Freezer:** Included

YARD AREA:

- **Fenced:** Yes
- **Power:** Yes - outdoor power available along the fence line and within the fuel tank area
- **Water Runoff:** Gutter downspouts are connected to an underground sewer drainage system
- **Storage Container:** Included - equipped with electricity

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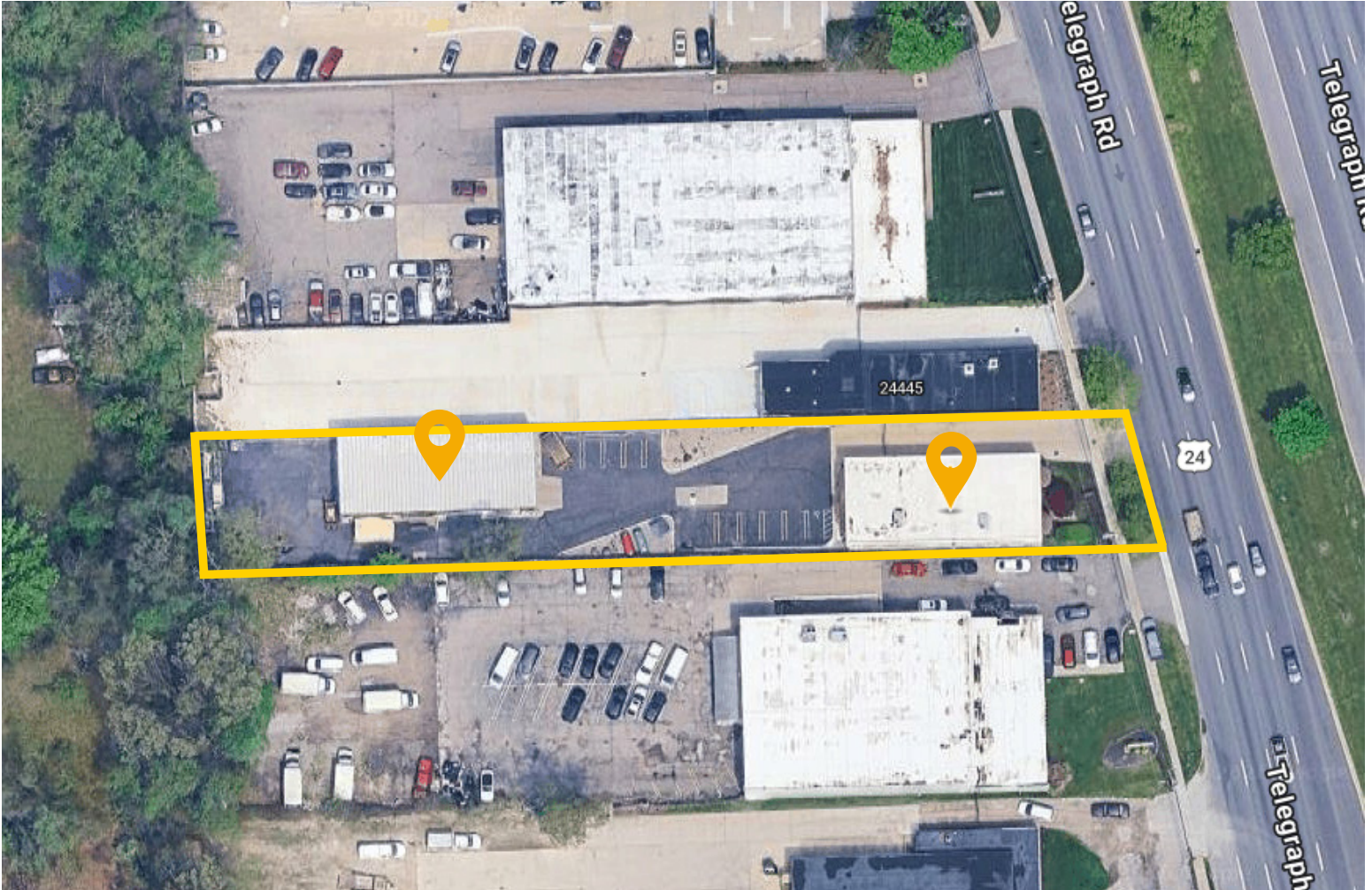
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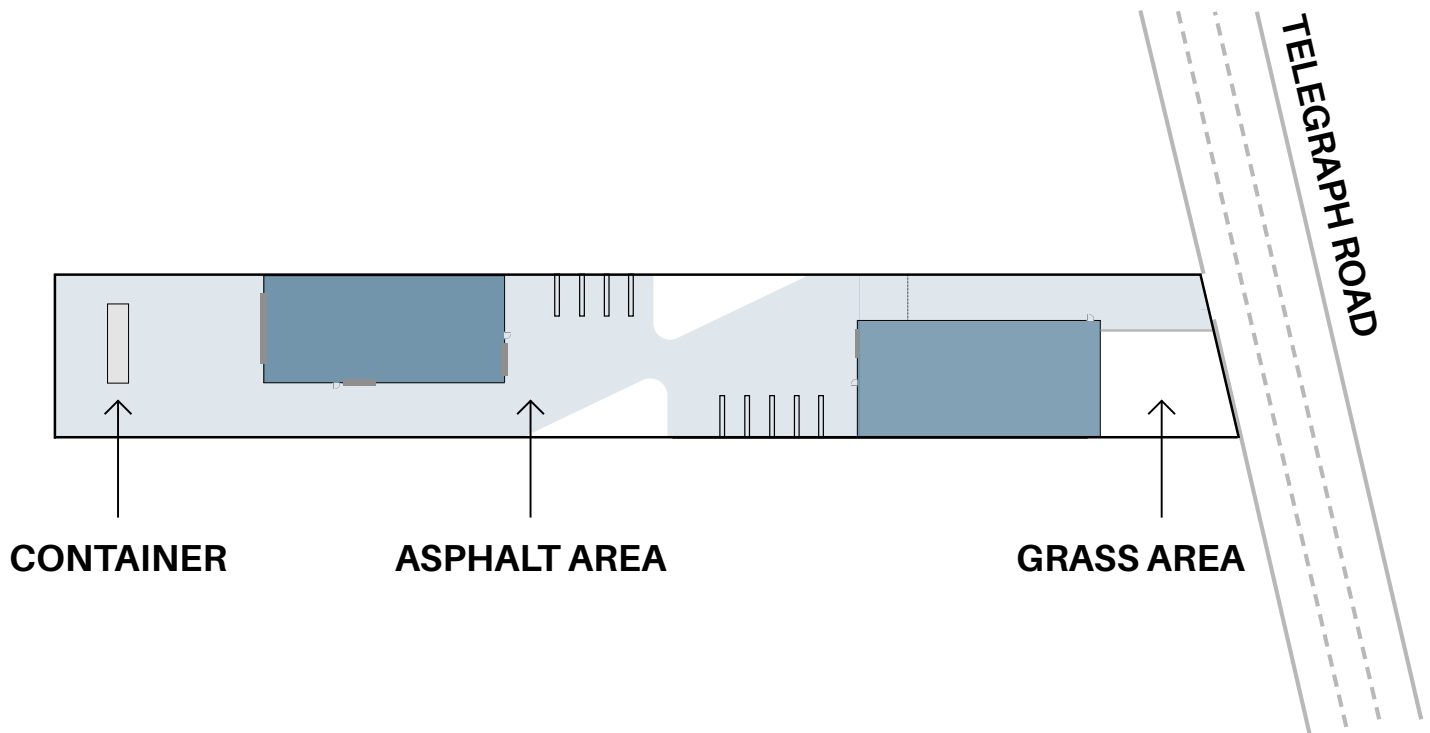
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SITE PLAN SKETCH

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PRICING INFORMATION

For Sale: Contact Agents

Price per SF: Contact Agents

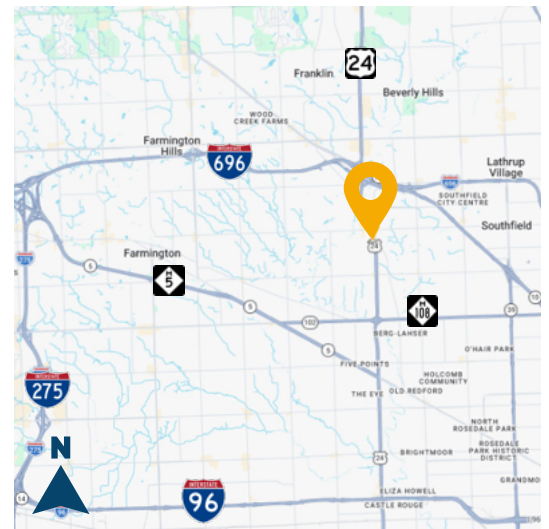
PROPERTY DESCRIPTION

Available SF:	7,200	Parcel ID:	76-24-29-276-027
Office SF:	3,600	Parking Spaces:	Abundant
Property Type:	Industrial	Crane Rails:	Yes / (1)
Year Built:	1965 / 1987	Heat / AC:	Yes / Yes
Zoning:	I-1 (Ind.)	Clearance:	15'-16'
Site / Parcel Area:	0.58 AC	Grade / Dock:	4 / 0
		Power:	400a/240V, 3p

SUMMARY

Located just **west of Telegraph Road** with easy access to **I-696** and only minutes from **M-5, M-10, M-102, and M-39**. These meticulously maintained buildings feature numerous recent improvements, including **new radiant tube heaters, fresh exterior paint, and updated gutter drainage systems**. An excellent opportunity for a variety of users seeking **drive-through capabilities, professional office/showroom space, and/or rear yard functionality**.

ROAD MAP



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