

25880 Commerce Drive

Madison Heights, MI

- 40,678 Square Feet For Sale or Lease
- 8,542 Square Feet of Office
- 8 Overhead Cranes Up to 10-Tons
- 3,000 Amps of 480 Volt Power
- Adjacent to I-696

INDUSTRIAL BUILDING FOR SALE/LEASE



32,136 SF of Factory



8,542 SF of Office



(1) 10-Ton, (4) 5-Ton & (3) 2-Ton Cranes

FOR MORE INFORMATION:

Joe DePonio III, SIOR
Senior Vice President
248.637.3513
jdeponio@LMCap.com

248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.



L. MASON CAPITANI

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Industrial Property Details:

Details:

Total SF: 40,678 SF
Available SF: 40,678 SF
Office SF: 8,542 SF
Factory SF: 32,136 SF
Zoning: M-1 LT
Acres: 2.07
Frontage: 250'
Depth: 360'
Intersection: Lincoln/I-696
X-Way Distance: Adjacent to I-696
Parking: 66 Spaces
Year Built: 1973
Outside Storage: No
Occupancy: Immediate

Interior:

Ceiling Height: 22', 27'
Bay Size: 40', 50'
Restrooms: 9
Power: Primary
Power Details: 480V | 3,000 Amps
Bussduct: Both 240V & 480V
Cranes: (1) 10-Ton, (4) 5-Ton, (3) 2-Ton
Underhook: 17', 22'
Lighting: High Efficiency
Truckwells: 9,000 lb. Lift in Shop
Grade Door: (1) 14'x14', (1) 20'x20'
Heating: Radiant
A/C: Office Only
Airlines: Yes
Compressor: Yes
Floor Drains: Yes
Notes: Drive-through capability. Excellent manufacturing building.

Economic

Sale Price: \$3,925,000
Price/SF: \$96.49
Lease Price: \$8.50 Gross
Monthly Rate: \$28,813.58
Taxes: \$33,354.60

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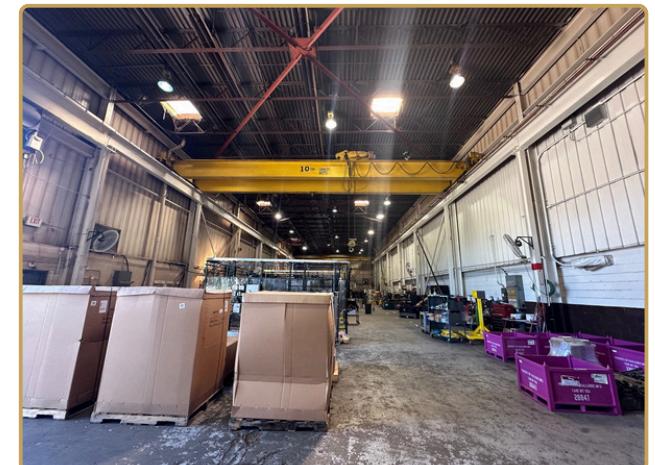
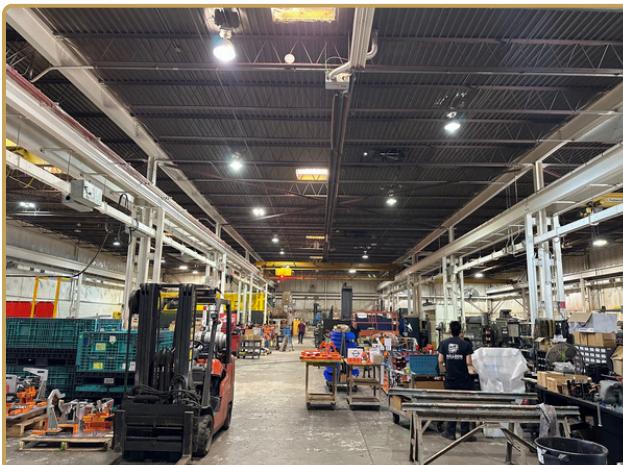
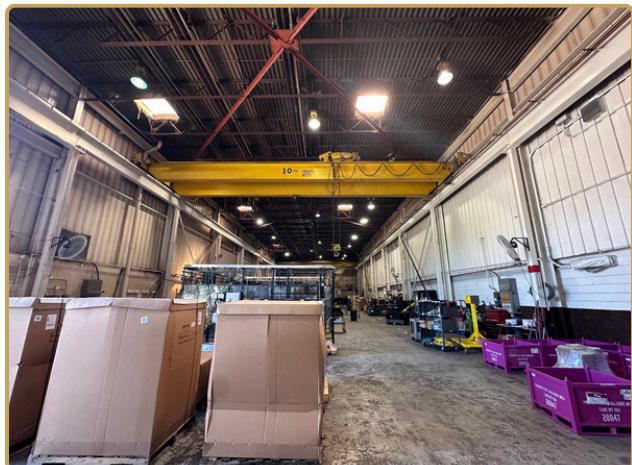


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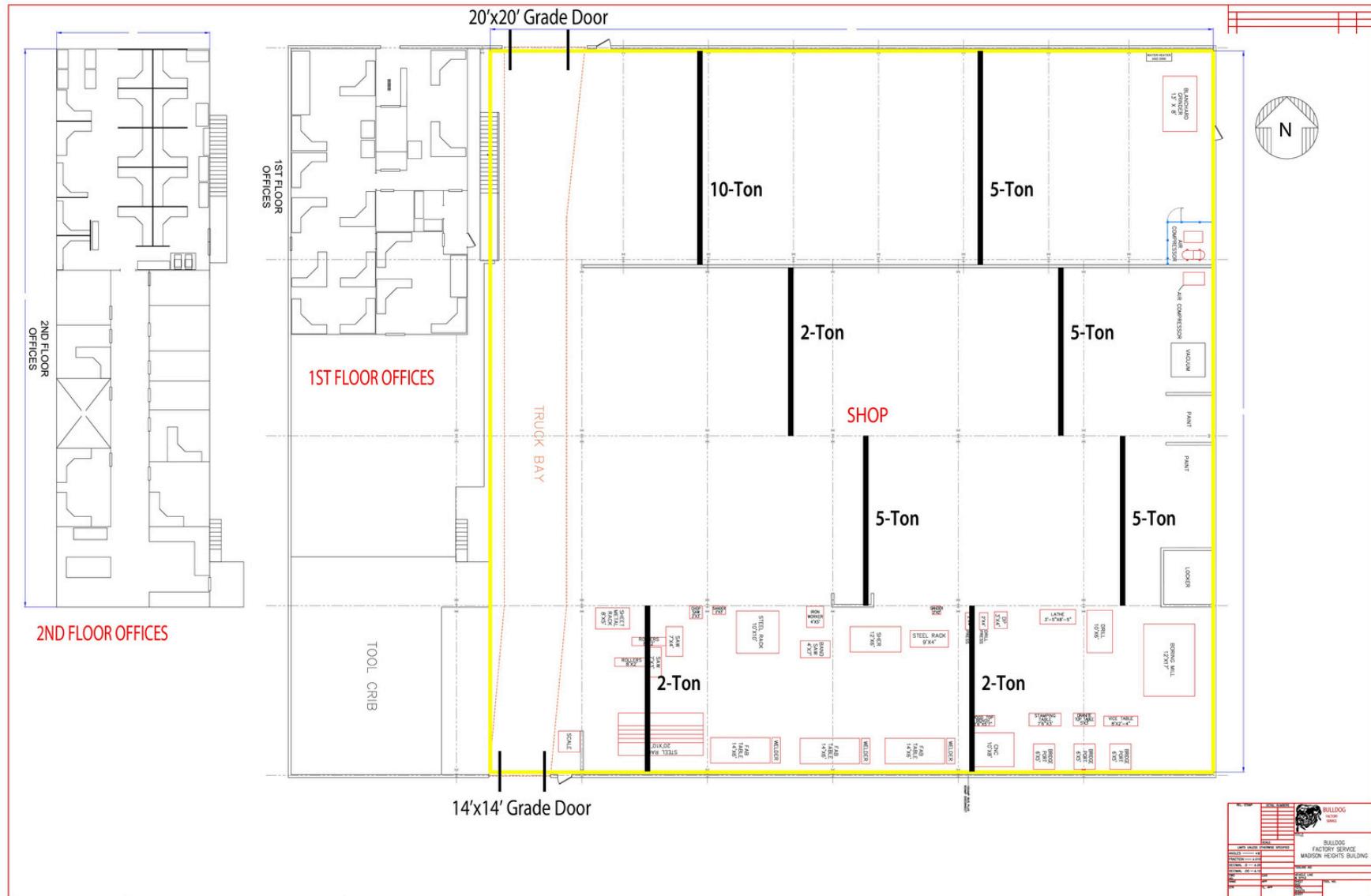
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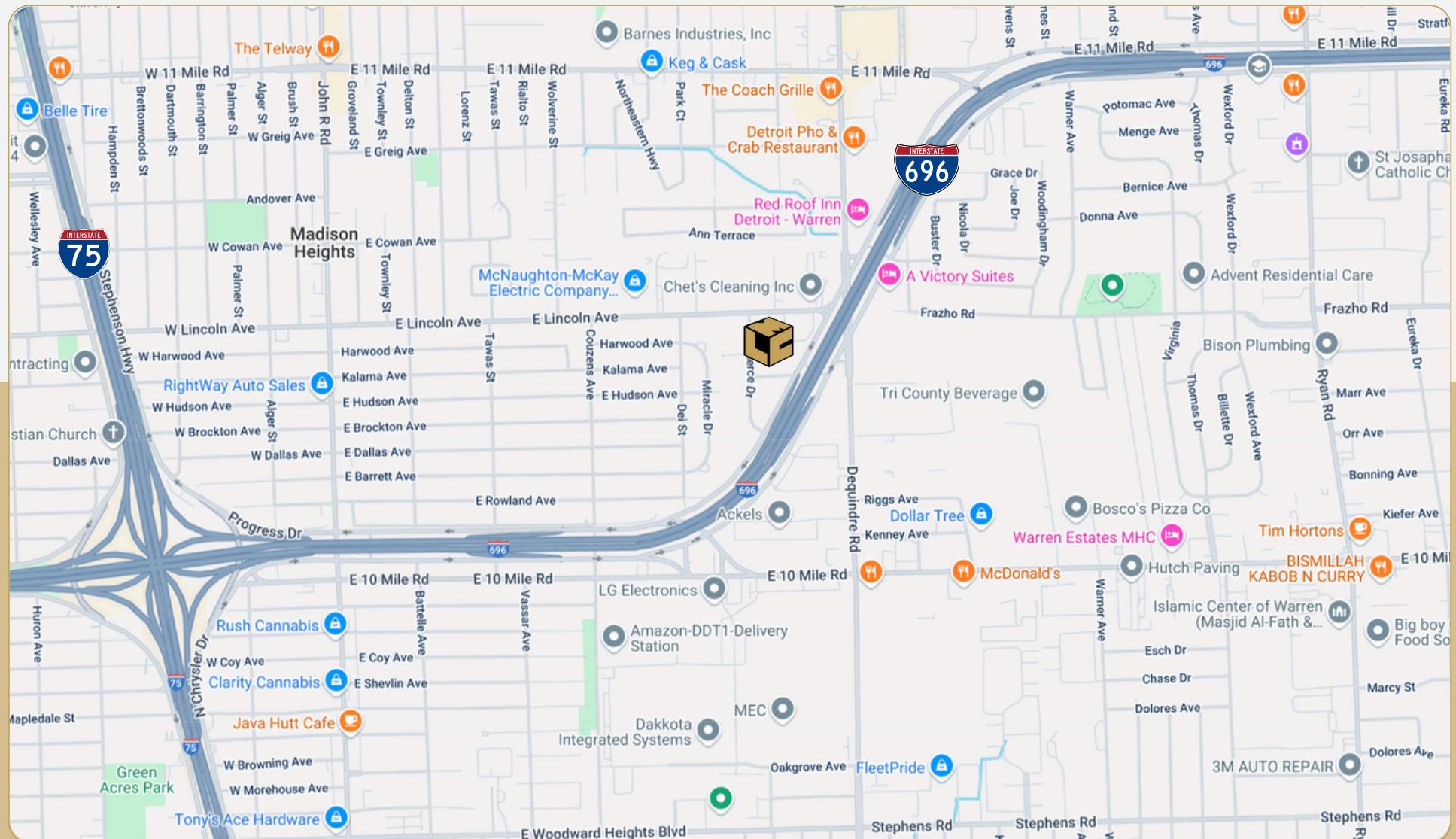
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