

25880 Commerce Drive

Madison Heights, MI

SALE PRICE REDUCTION

- 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:

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L. MASON CAPITANI
CORFAC INTERNATIONAL

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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:	\$3,795,000
Price/SF:	\$93.29
Lease Price:	\$8.50 Gross
Monthly Rate:	\$28,813.58
Taxes:	\$33,354.60

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