

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
- Tenants' Lease Expires August 2027
 - Early Vacancy Considered

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

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

25880 Commerce Drive

Madison Heights, MI



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

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:	August 2027 Possible Early Vacancy

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

Economic

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

Notes: Drive-through capability. Excellent manufacturing building.

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.

25880 Commerce Drive

Madison Heights, MI



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS



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.

25880 Commerce Drive

Madison Heights, MI



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS



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.

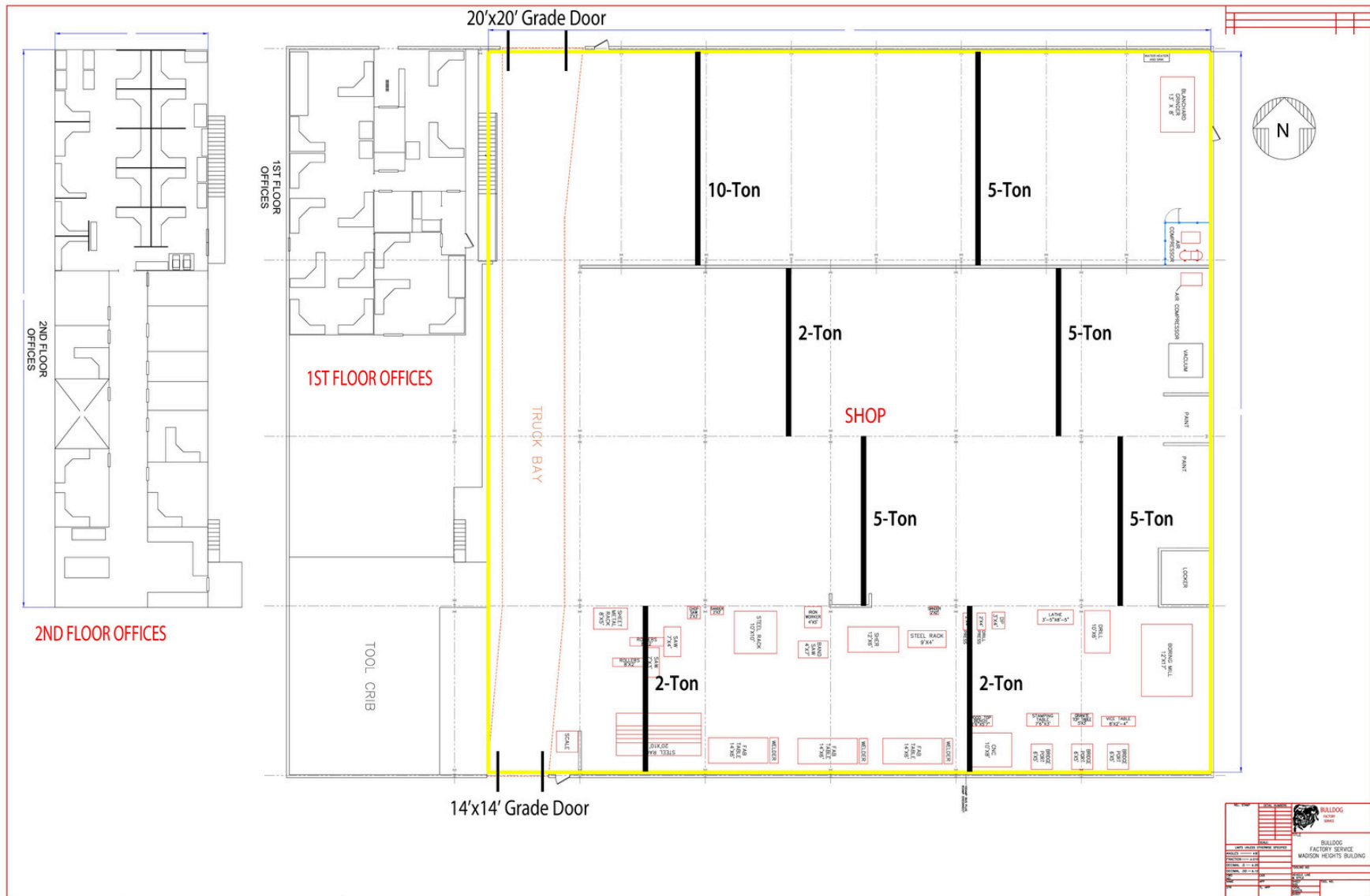
Madison Heights, MI



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS



248.637.9700 | LMCap.com

25880 Commerce Drive

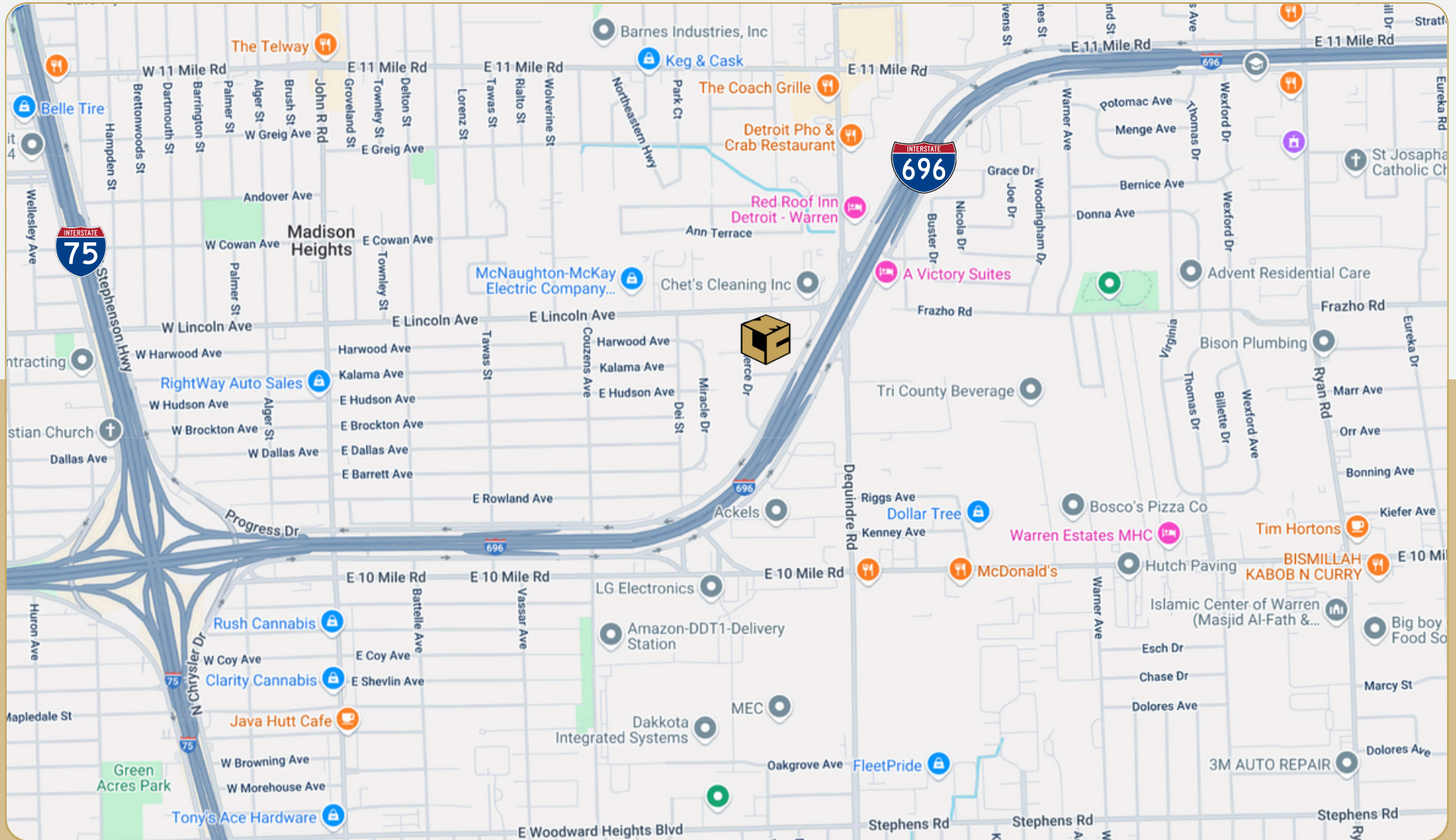
Madison Heights, MI



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS



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.