

INDUSTRIAL PROPERTY // FOR SALE / LEASE

10,852 SF - 13,412 SF - 24,264 SF INDUSTRIAL BUILDING WITH HEAVY POWER & TWO 5-TON...

35320 BEATTIE DR

STERLING HEIGHTS, MI 48312



- 10,852 SF, 13,412 SF, 24,264 SF Space Available
- Duplex Building | Total Building Size is 24,264 SF
- Two (2) 5-Ton Cranes
- 480 Volt & 240 Volt | Buss Duct
- 18' - 28' Clear Heights



P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500
Southfield, MI 48076

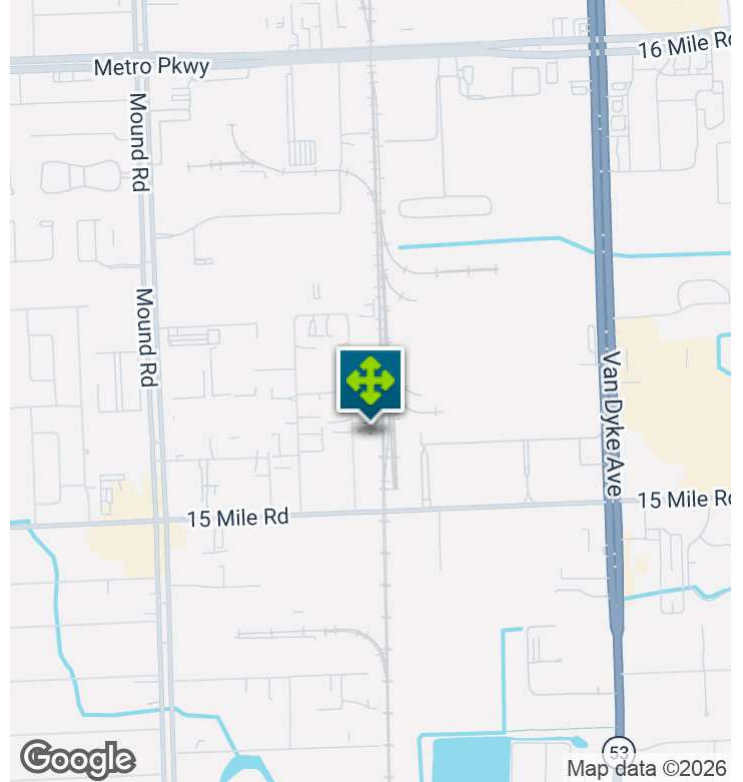
248.358.0100

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.

35320 BEATTIE DR, STERLING HEIGHTS, MI 48312 // FOR SALE / LEASE

EXECUTIVE SUMMARY



Sale Price	\$2,650,000
Lease Rate	\$8.00 SF/YR (NNN)

OFFERING SUMMARY

Building Size:	24,264 SF
Available SF:	10,852 - 24,264 SF
Lot Size:	1.31 Acres
Price / SF:	\$109.22
Year Built:	1979
Renovated:	2023
Zoning:	M2 - Heavy Industrial
Market:	Detroit
Submarket:	Macomb

PROPERTY OVERVIEW

Outstanding manufacturing or warehouse building available for lease or Sale. 13,412 SF w/ 2,912 SF office; 24,264 SF w/ 4,284 SF. Heavy power: 480 Volt and 240 Volt with buss duct. Majority of the building is 18' clear with a 1,680 SF area of 26' clear, airline throughout, T-8 lighting, two (2) 12' x 14' overhead doors, two (2) 5-Ton cranes in 13,412 SF space, and exhaust fans. Also available for lease is 10,852 SF with 1,372 SF office. Freshly painted and resurfaced asphalt driveway. NNN lease; tenant pays the taxes, building insurance, and exterior maintenance. The Building is move in ready condition and up to all city codes. Recent clean environment study available for review.

LOCATION OVERVIEW

Located on the north side of 15 Mile Rd, between Mound Rd and Van Dyke Ave. Minutes from I-75 and I-696. Fantastic location close to Stellantis Assembly, Ford Transmission, Tacom, GM Tech Center, I-696, I-75, and M-59.



P.A. COMMERCIAL
Corporate & Investment Real Estate

John T. Arthurs PARTNER

D: 248.663.0506 | **C:** 248.563.3225

johna@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.

35320 BEATTIE DR, STERLING HEIGHTS, MI 48312 // FOR SALE / LEASE

INDUSTRIAL DETAILS

Space Available:	10,852 SF 13,412 SF 24,264 SF
Shop SF:	9,4805 SF 10,500 SF 19,980 SF
Office SF:	1,372 SF 2,912 SF 4,284 SF
Zoning:	M2 - Heavy Industrial
Lot Size:	1.31 Acres
Parking Spaces:	15
Fenced Yard:	No
Trailer Parking:	No
Year Built / Renovated:	1979 / 2023
Construction Type:	Brick / Block
Clear Height:	18' - 28'
Overhead Doors:	Two (2) 12' x 14'
Truckwells/Docks:	No
Cranes:	Two (2) 5-Ton Cranes
Column Spacing:	60' & 28' Clear Span
Buss Duct:	Yes
Air Conditioning:	Office
Heat Type:	Tube Radiant
Power:	480 Volt & 240 Volt
Airlines:	Yes
Lighting:	T-8
Floor Drains:	N/A
Taxes:	Total Taxes: \$40,525.57 Taxes for 13,412 SF: \$22,400.63 Taxes for 24,264 SF: \$40,525.57



P.A. COMMERCIAL
Corporate & Investment Real Estate

John T. Arthurs PARTNER

D: 248.663.0506 | **C:** 248.563.3225

johna@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.

35320 BEATTIE DR, STERLING HEIGHTS, MI 48312 // 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.

John T. Arthurs PARTNER

D: 248.663.0506 | **C:** 248.563.3225

johna@pacommercial.com

35320 BEATTIE DR, STERLING HEIGHTS, MI 48312 // 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.

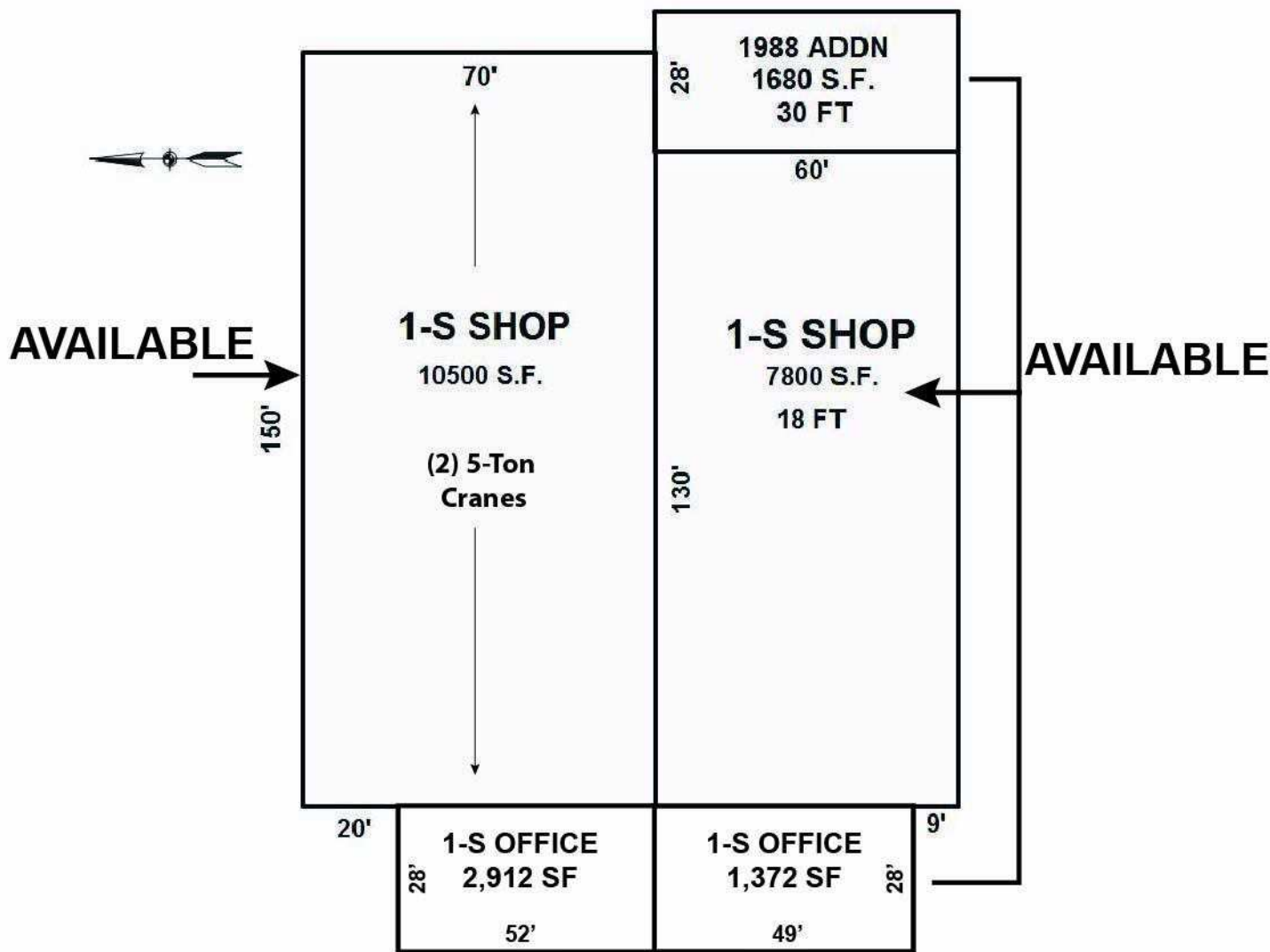
John T. Arthurs PARTNER

D: 248.663.0506 | **C:** 248.563.3225

johna@pacommercial.com

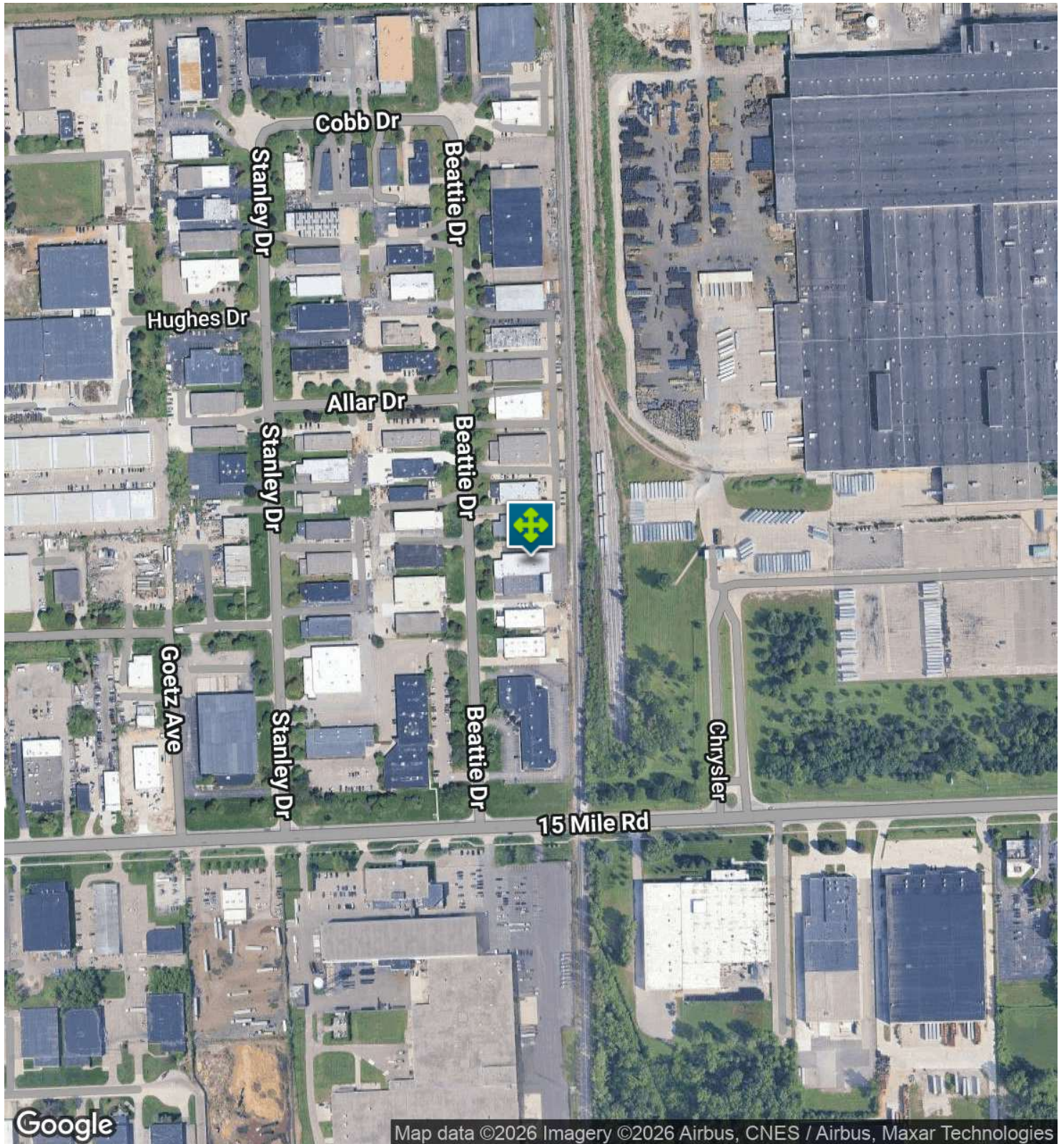
35320 BEATTIE DR, STERLING HEIGHTS, MI 48312 // FOR SALE / LEASE
SITE PLANS

Image/Sketch for Parcel: 10-10-28-379-024



35320 BEATTIE DR, STERLING HEIGHTS, MI 48312 // FOR SALE / LEASE

AERIAL MAP



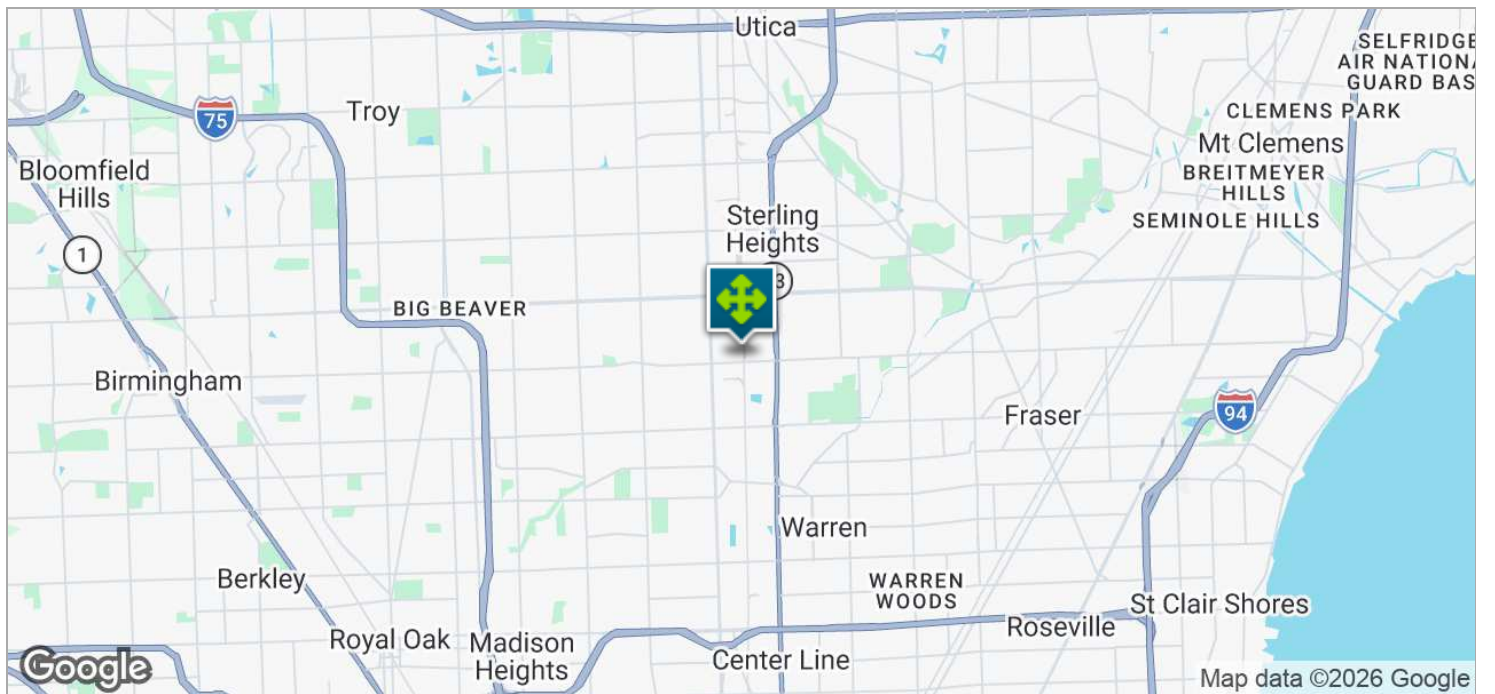
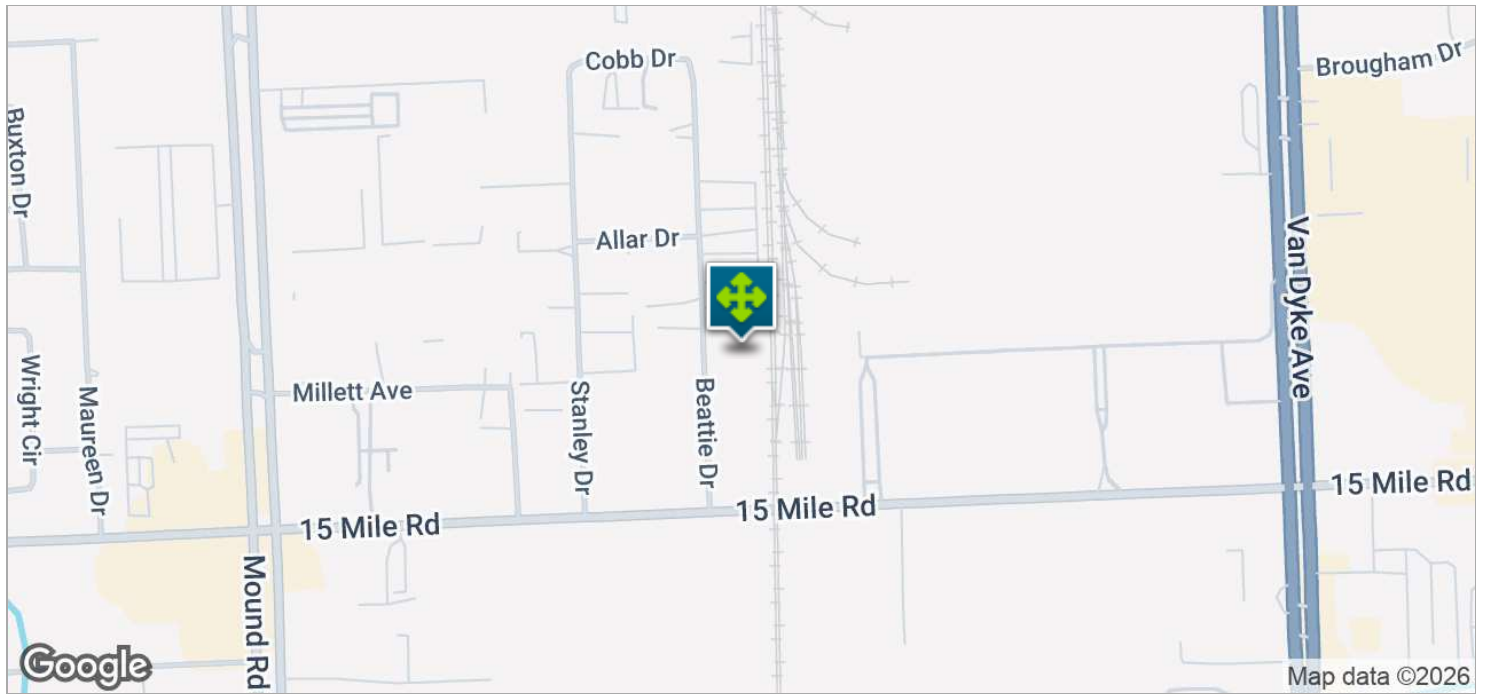
P.A. COMMERCIAL
Corporate & Investment Real Estate

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.

John T. Arthurs PARTNER

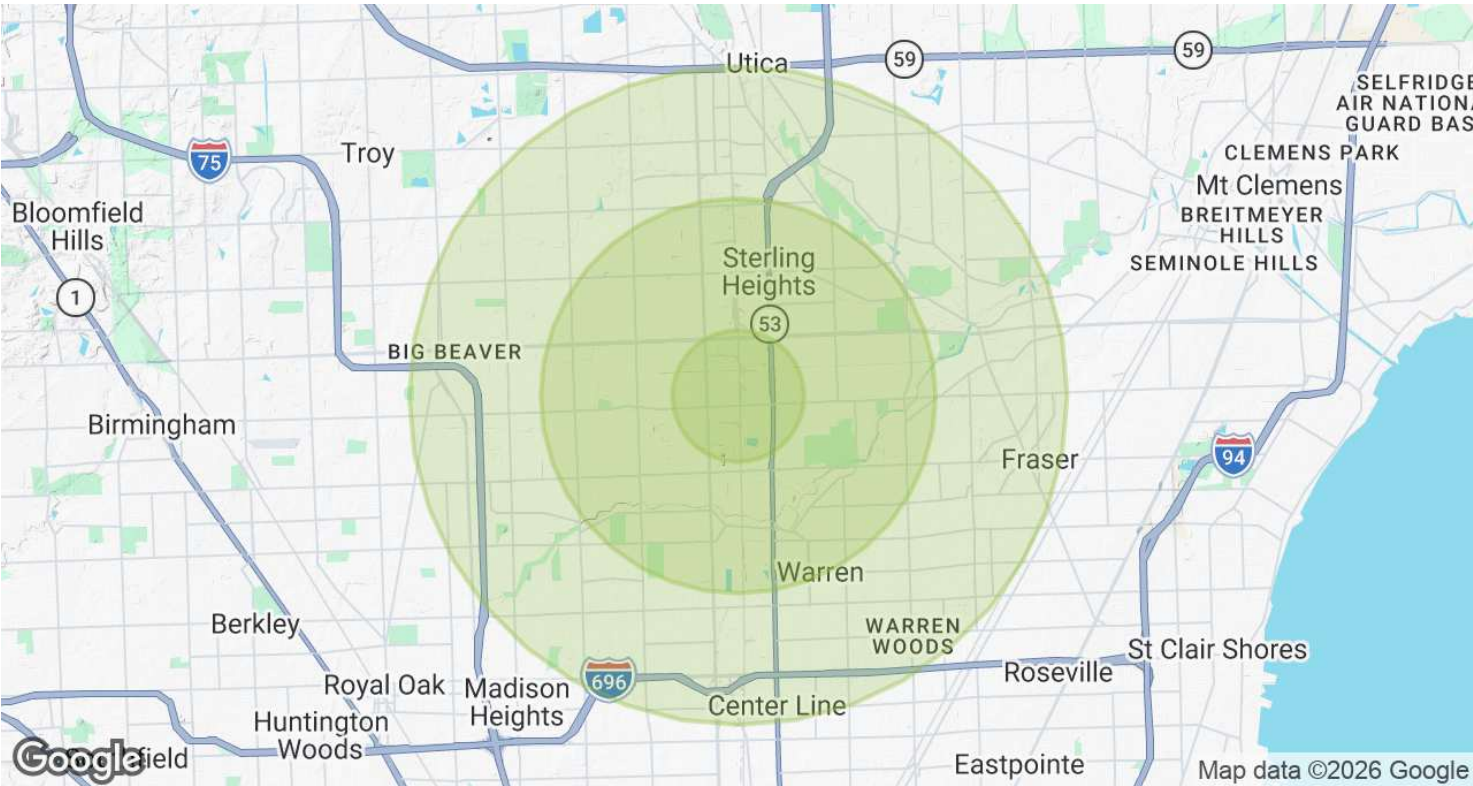
D: 248.663.0506 | **C:** 248.563.3225

johna@pacommercial.com



35320 BEATTIE DR, STERLING HEIGHTS, MI 48312 // FOR SALE / LEASE

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,731	100,628	275,797
Average Age	40	43	43
Average Age (Male)	39	41	42
Average Age (Female)	41	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,156	38,456	109,580
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$81,714	\$87,889	\$96,465
Average House Value	\$241,614	\$256,333	\$263,522

2020 American Community Survey (ACS)

35320 BEATTIE DR, STERLING HEIGHTS, MI 48312 // FOR SALE / LEASE

CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



John T. Arthurs
PARTNER

D: 248.663.0506

C: 248.563.3225

johna@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.