

FOR SALE

3770 DIXIE HWY



3770 DIXIE HWY
WATERFORD TWP, MI 48329

PROPERTY HIGHLIGHTS:

- 35,000 SF Industrial/Retail For Sale
- $\pm 31,725$ SF main floor with $\pm 3,275$ SF concrete mezzanine in large unit
- Well built multi-unit industrial/retail building on Dixie Hwy
- (4) 12' x 12' Grade Level Doors, (1) 8' x 9' Grade Level Door
- (1) Truckwell
- Pitched Roof: 20' – 31' Clear Height
- 100% Air Conditioned
- Zoned C-3, General Business
- 50 parking spaces located on 2.05 AC
- Automatic LED lighting in warehouse
- Currently (2) units, can be converted to (4) units
- 30,000 SF tenant: lease expires 12/31/2025, 5,000 SF tenant: lease expires 4/1/2026
- Sale Price: Contact Broker

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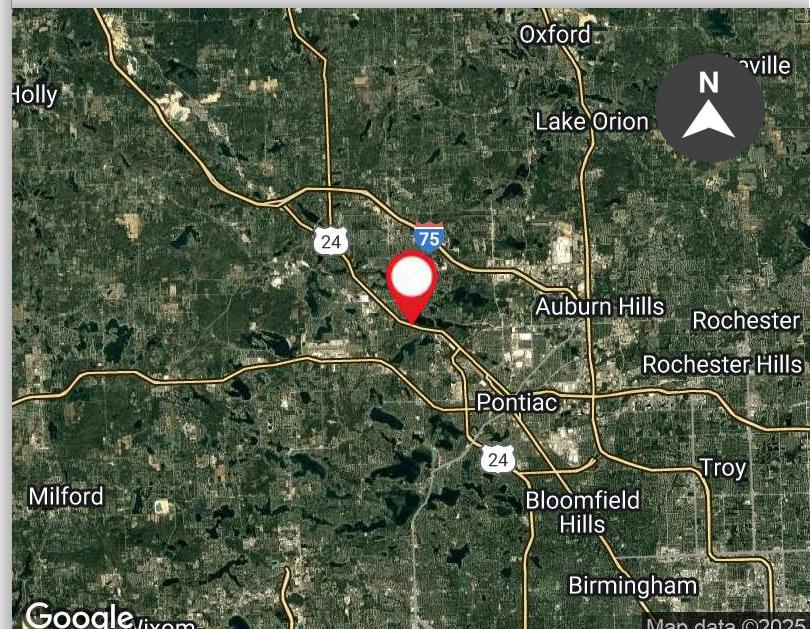
FOR MORE INFORMATION **PLEASE CONTACT:**



ZACH CUMMINGS
zach.cummings@freg.com

248.848.1253

eCODE 270



3770 DIXIE HWY

PROPERTY INFORMATION

HIGHLIGHTS

Building SF:	35,000 SF
County:	Oakland

SITE

Land (acres):	2.05 Acres
Parcel Number:	13-11-376-011
Zoning:	C-3, General Business

GENERAL

Parking Spaces:	50
Parking Type:	Surface

BUILDING INFORMATION

Type:	Industrial Retail
Construction Type:	Block/Brick/Steel
Year Built:	2004
Heating:	Forced Air
Clear Height:	20'-31'
Restrooms:	4
Lighting:	LED
# Docks/Truckwells:	1
# Grade Level Doors:	5

PRICING & AVAILABILITY

Asking Price	Contact Broker
Taxes	\$55,000.00
Occupancy:	1-4

3770 DIXIE HWY EXTERIOR **PHOTOS**



3770 DIXIE HWY INTERIOR PHOTOS

