

FOR SALE
3770 DIXIE HWY



3770 DIXIE HWY
WATERFORD TWP, MI 48329

PROPERTY HIGHLIGHTS:

- 35,000 SF Industrial/Retail For Sale
- ±31,725 SF main floor with ±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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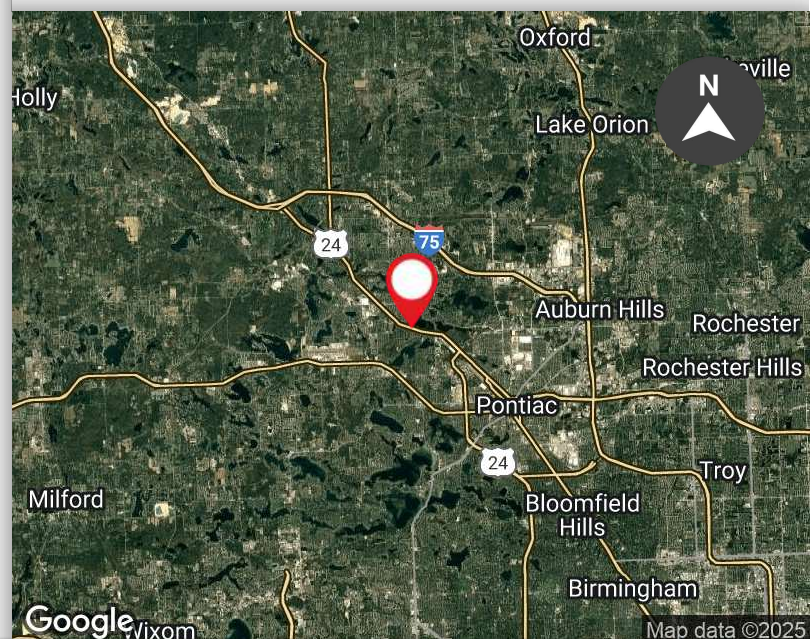
FOR MORE INFORMATION **PLEASE CONTACT:**



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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

PRICING & AVAILABILITY

Asking Price Contact Broker

Taxes \$55,000.00

Occupancy: 1-4

BUILDING INFORMATION

Type: Industrial | Retail

Construction Type: Block/Brick/Steel

Year Built: 2004

Heating: Forced Air

Clear Height: 20'-31'

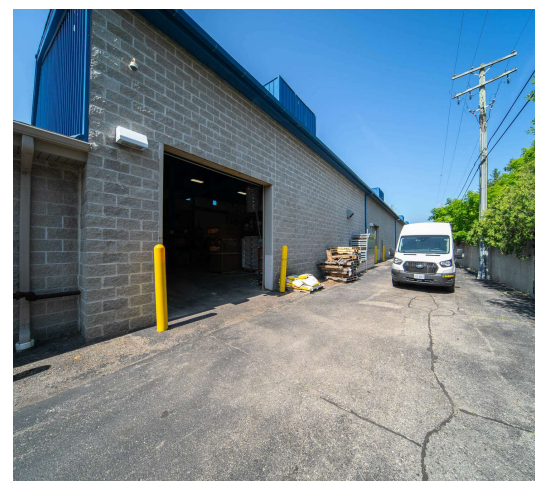
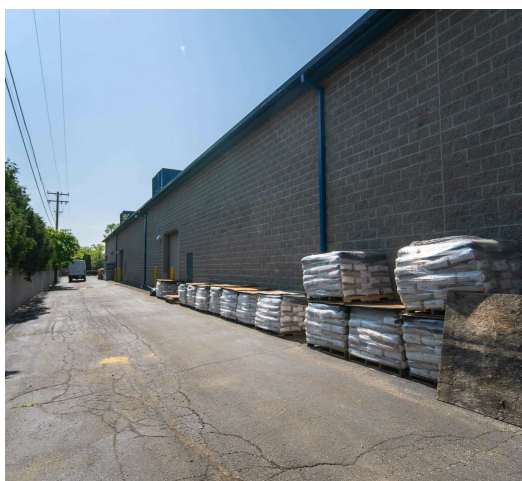
Restrooms: 4

Lighting: LED

Docks/Truckwells: 1

Grade Level Doors: 5

3770 DIXIE HWY
EXTERIOR PHOTOS



3770 DIXIE HWY INTERIOR PHOTOS

