



Asking Sale Price:

\$1,390,000
(\$79.03/SF)

Asking Lease Rate:

\$7.95/SF/YR NNN

CONTACT US

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FOR SALE OR LEASE

31751 Research Park Drive Madison Heights, MI

Industrial Space Available

Property Highlights

- 17,589 Total SF
- 3,000± SF of Low Bay Office
- Additional Office Built In Shop With 10' Ceilings (Can Be Removed To Suit)
- 17' – 20' Clear Ceiling Height
- One (1) 12' x 14' Grade Level Door
- Potential to Add Truck Docks
- Two (2) Power Feeds – Minimum 1,000A/480V/3-Phase (To Be Verified By Purchaser/Tenant)
- Zoned M-1 (Light Industrial)

Adjacent Building Also Available

31701 Research Park Drive – 14,581 Total SF

Asking Sale Price: \$1,150,000

Asking Lease Rate: \$7.95/SF/YR NNN

Building Specifications

Highlights

- Excellent Owner/User Opportunity in Desirable industrial Park
- Additional Office Built in Shop With 10' Ceilings (Can Be Removed to Suit)
- Adjacent Building Also Available:
31701 Research Park Drive - 14,582 SF
Asking Sale Price: \$1,150,000
Asking Lease Rate: \$7.95/SF/YR NNN

Gross SF: 17,589

Office SF: 3,000± Low Bay

Warehouse SF: 14,589±

Year Built: 1984

Construction: Brick/Block

Ceiling Height: 17' – 20'

Grade Level Doors: One (1) 12' x 14'

Docks: Potential to Add

Bay Size: 50'

Floor Drains: Yes

Financials

Sale Price \$1,390,000

Sale Price Per SF \$79.03

Lease Rate \$7.95/SF/YR NNN

Annual Property Taxes:

2024 Summer \$16,434.11

2024 Winter \$4,084.73

Property Taxes PSF: \$1.17

Power: Two (2) Power Feeds
1,000A/480V/3-Phase
(To Be Verified by
Purchaser/Tenant)

HVAC: 100%

Sprinklers: No

Rail: No

Parking: 73 Spaces

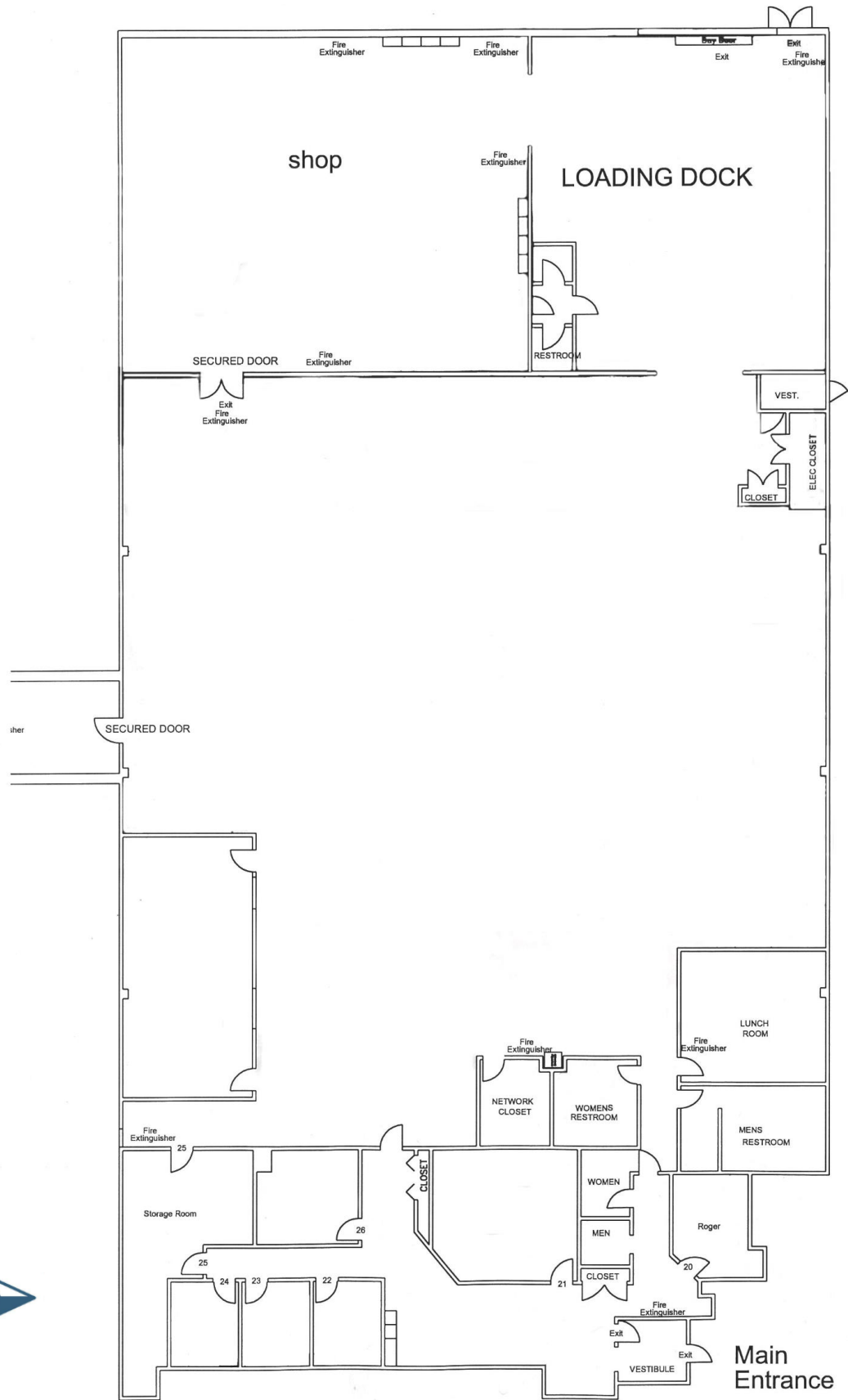
Parcel Id: 25-01-327-011

Acreage: 1.23 Acres

Zoning: M-1 (Light Industrial)

Crossroads: E. 14 Mile Road /
John R Road

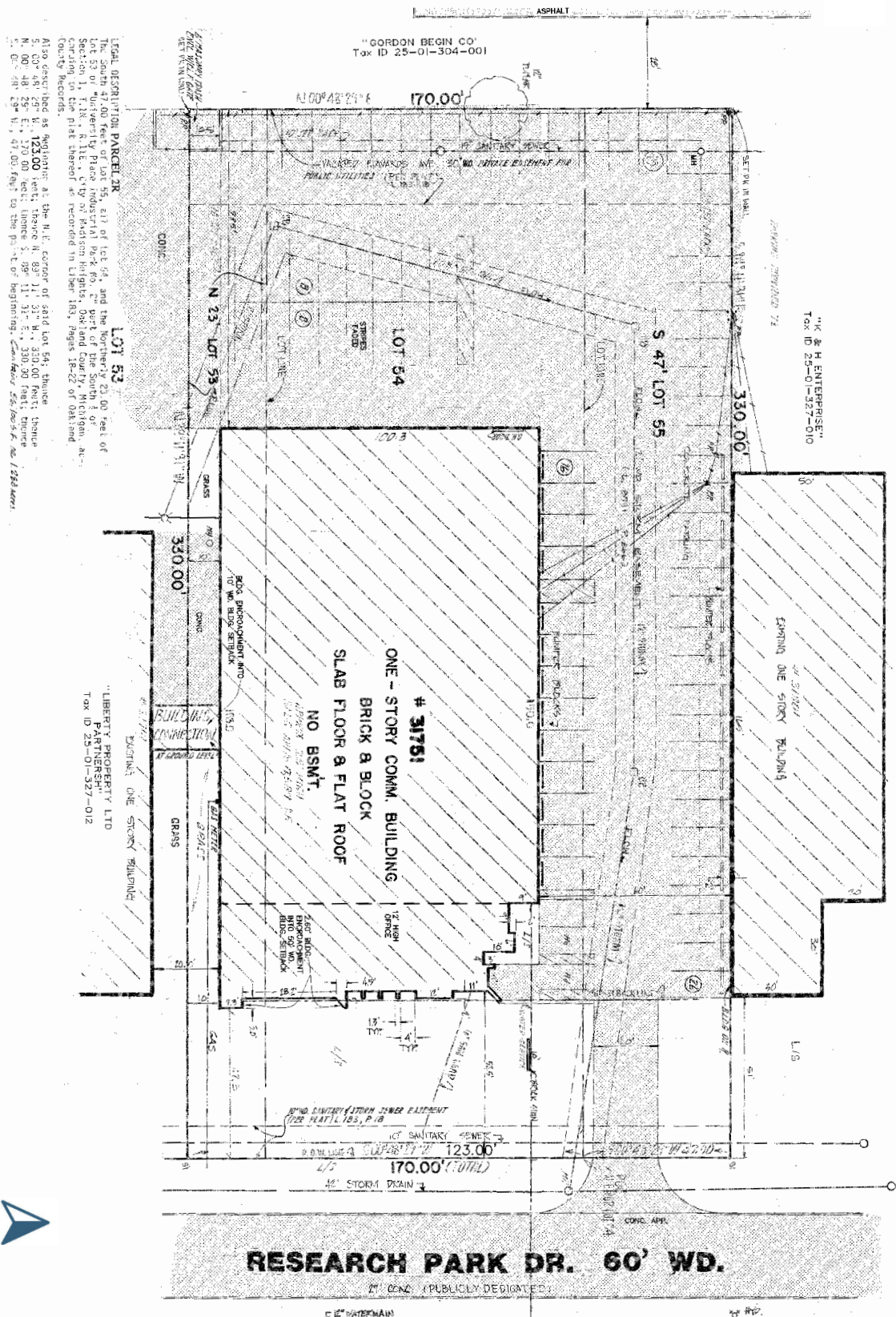
Floor Plan



INDUSTRIAL SPACE AVAILABLE

Survey

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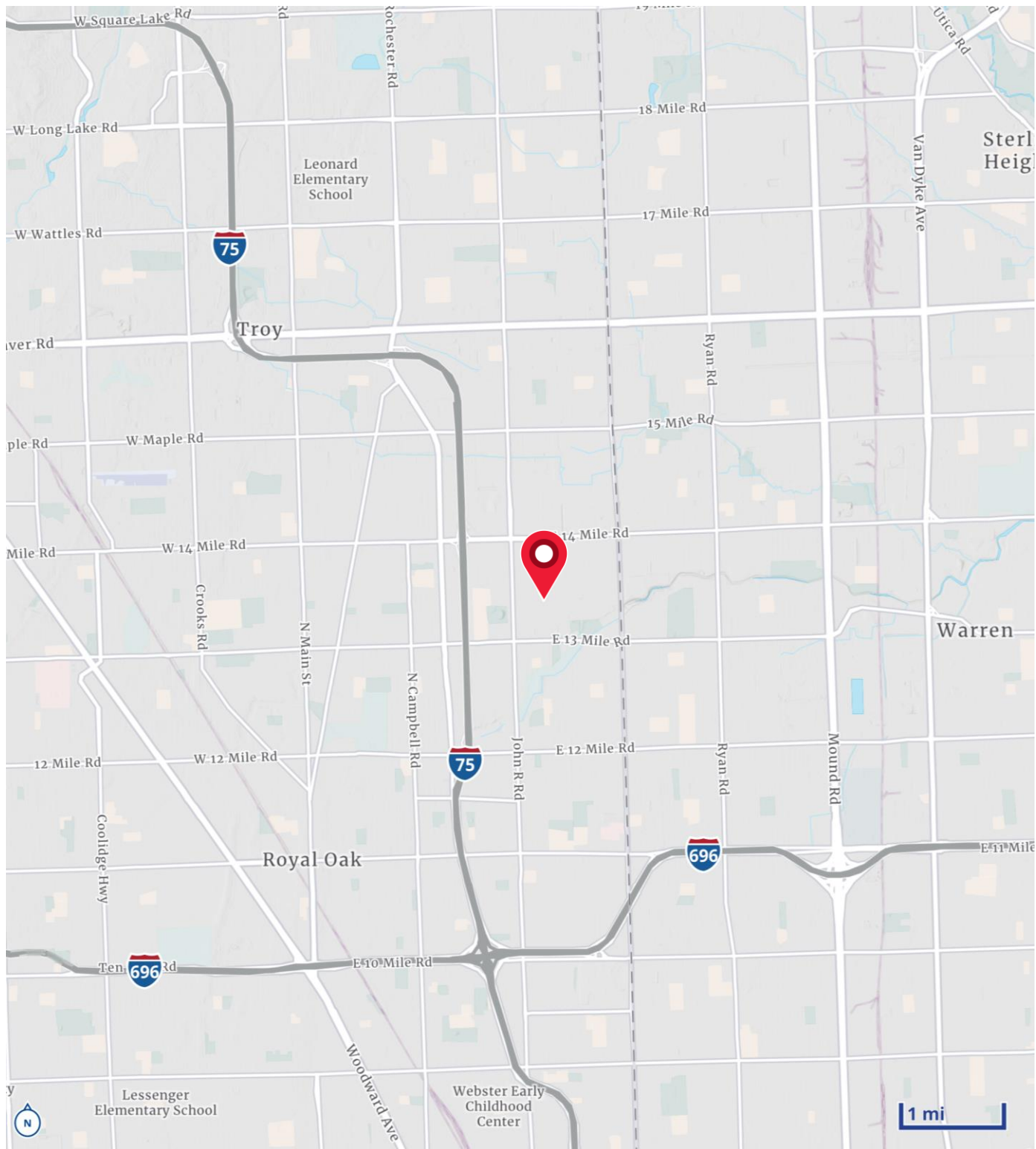
INDUSTRIAL SPACE AVAILABLE

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Aerial Map



Location Map



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