



For Lease | Light Industrial/Flex

Property Highlights

31701 Research Park Drive | Madison Heights, MI

- 14,582 SF
- 13,000± SF of Office Space (Can Be Removed to Suit)
- 16' Ceiling Height
- One (1) 12' x 14' Grade Level Door (Knockout for One (1) Additional 12' x 14' Grade Level Door)
- 800A/480V/3-Phase Power (To Be Verified By Tenant)
- 100% HVAC
- 50' Bays
- Four (4) Parking Spaces Per 1,000 SF
- Zoned M-1 (Light Industrial)

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Property Specs

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31701 Research Park Drive | Madison Heights, MI

Gross SF:	14,582
Office SF:	13,000 +/- (Can Be Removed To Suit)
Warehouse SF:	1,582 +/-
Year Built:	1984
Construction:	Brick/Block
Ceiling Height:	16'
Grade Level Doors:	One (1) 12' x 14' (Knockout for One (1) Additional)
Docks:	None
Bay Size:	Open Floor Plan
Power:	800A/480V/3-Phase (To Be Verified by Tenant)
Heating:	100% HVAC
Sprinklers:	No
Buss Duct:	No
Railroad:	No
Parking:	Four (4) Spaces Per 1,000 SF
Parcel Id:	25-01-327-012
Acreage:	1.29 Acres
Zoning:	M-1 (Light Industrial)
Crossroads:	E. 14 Mile Road / John R Road



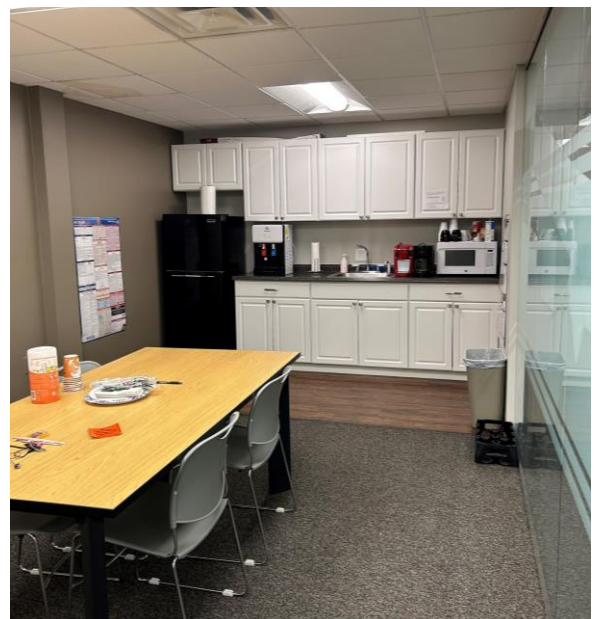
Financials

Lease Rate:	\$7.95/SF/YR NNN
Annual Property Taxes:	
2023 Summer	\$17,178.89
2022 Winter	\$ 3,960.83
Property Taxes PSF:	\$ 1.45

Property Photos

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Floor Plan

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Aerial

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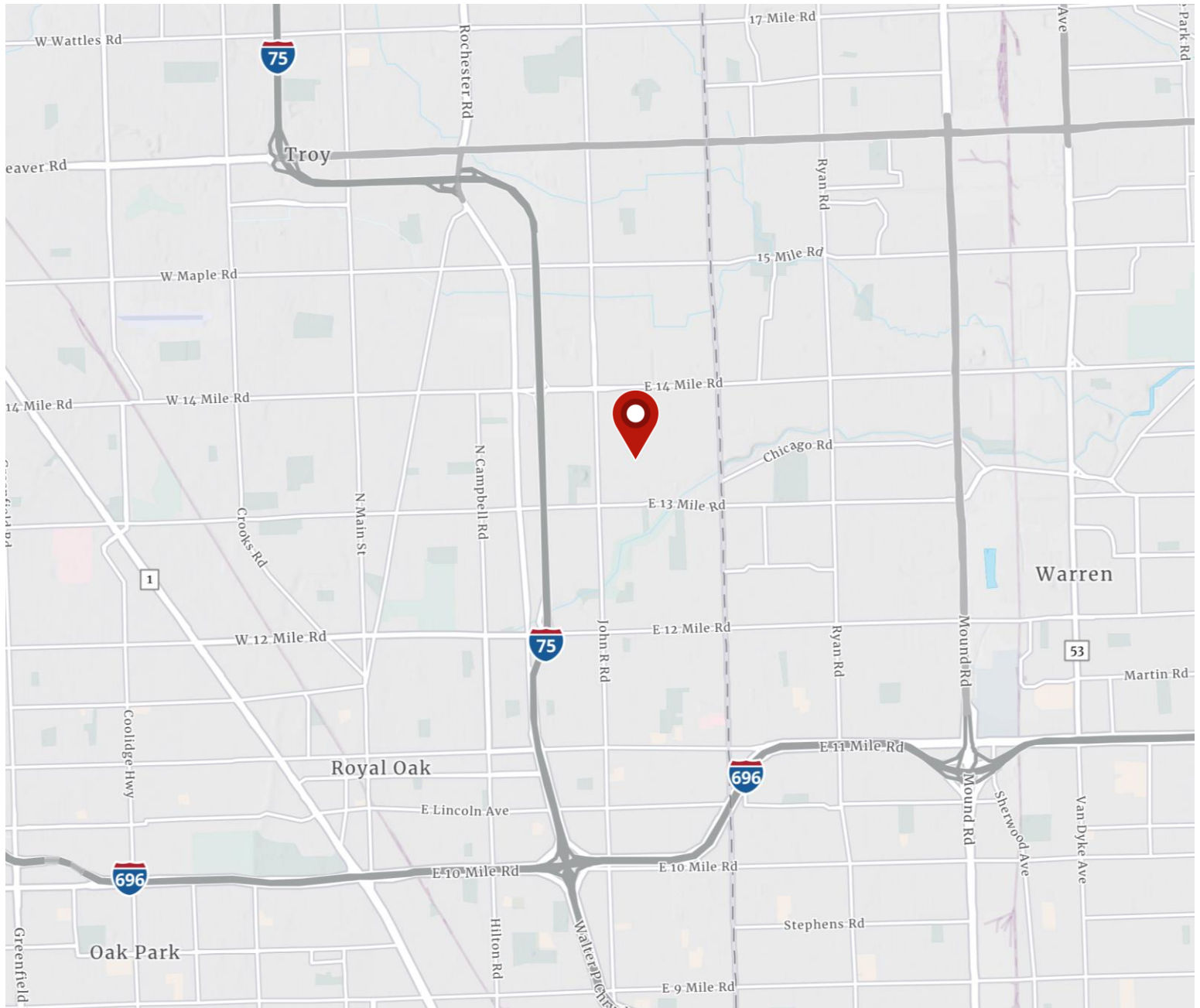
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Location Map

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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

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