

**Asking Sale Price:**

\$3,200,000

(\$79.62/SF)

Asking Lease Rate:

\$6.95/SF/YR NNN

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FOR SALE OR LEASE

15255 W. Eleven Mile Road Oak Park, MI

Industrial Space Available

Property Highlights

- 40,190 SF Available
 - 35,412 SF Warehouse
 - 4,778 SF Two-Story Office
- 18' – 22' Clear Height
- 40' Bays
- Two (2) 12' x 14' Grade Level Doors
One (1) 9' x 10' Grade Level Door
- One (1) 9' x 10' Truckwell
- 3,000A/240V/3-Phase Power
(To Be Verified By Purchaser/Tenant)
- LED Fixtures
- Zoned Light industrial

Building Specifications

Highlights

- Centrally Located
- Heavy Power
- Epoxy Floors
- LED Fixtures
- High Density Sprinkler System
- Expansion Land

Financials

Sale Price	\$3,200,000 (\$79.62/SF)
Lease Rate	\$6.95/SF/YR NNN
Annual Property Taxes	\$69,416.38
Property Taxes Per SF	\$1.73

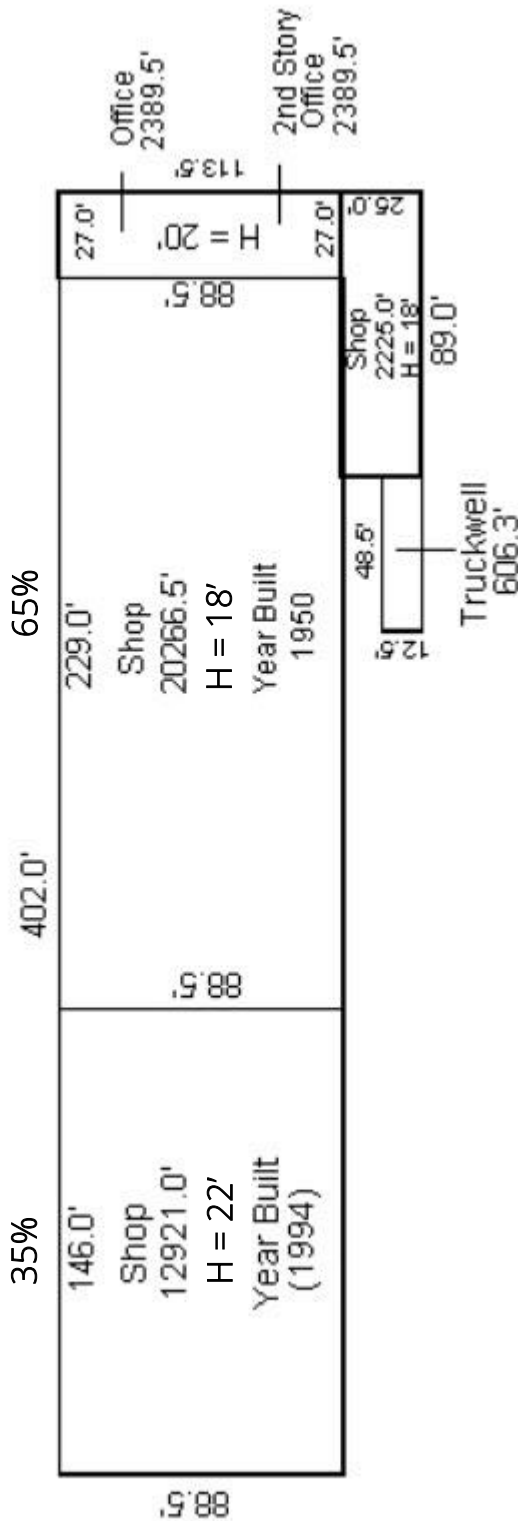
Gross SF:	40,190
Warehouse SF:	35,412
Office SF:	4,778
Year Built:	1950/1994
Construction:	Brick/Block/Metal Sided
Floors:	Concrete
Clear Height:	18' – 22'
Grade Level Doors:	Two (2) 12' X 14' One (1) 9' x 10'
Docks:	One (1) 9' x 10'
Bay Size:	40'

Air Lines:	Yes
Fixtures:	LED
Power:	3000A/240V/3-Phase (To Be Verified by Purchaser/Tenant)
Heating:	Gas
Sprinklers:	Yes – High Density System
Parking:	45 Spaces
Parcel Id:	52-25-19-101-030
Acreage:	2.49 Acres
Zoning:	LI (Light Industrial)
Crossroads:	W. Eleven Mile Road / Greenfield Road



Assessor's Sketch

W. Eleven Mile Road



INDUSTRIAL FOR SALE OR LEASE

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Aerial



Location Map

