

- Centralized location with easy access to 8 Mile, Telegraph and M-5
- 11,920 SF free standing building with User / Investor potential for duplex
- 16'5" clear height
- (2) 12'x14' grade level doors
- 25 parking spots
- Sale Price: \$1,250,000
- Lease Rate: \$10.25 Per Square Foot Modified Gross Plus Utilities (\$10,181/per month)

**Burger & Company**

Michael Rose  
Senior Associate  
Cell: 248.396.6982  
michael.rose@burgercollc.com

Jack Bushart  
Senior Associate  
Cell: 734.890.4609  
jack@burgercollc.com

248.536.2888  
www.burgercollc.com  
38345 W. 10 Mile Road, Suite 100  
Farmington Hills, MI 48335

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.

# FOR SALE/LEASE

21444-21448 Bridge Street  
Southfield, MI 48033



## BUILDING SPECIFICATIONS

<b>Location</b>	8 Mile & Telegraph	<b>Total Building Square Feet</b>	11,920 SF
<b>Parcel</b>	24-32-401-042	<b>Square Feet Available</b>	11,920 SF
<b>County</b>	Oakland	<b>Office Square Feet</b>	2,000 SF
<b>Zoning</b>	I-L (Light Industrial)	<b>Warehouse Square Feet</b>	9,920 SF
<b>Lot Size</b>	.81 Acres	<b>Year Built</b>	1984

<b>Construction</b>	Brick/Block	<b>Roof</b>	Rubber Membrane
<b>Clear Height</b>	16'5"	<b>Grade Level Doors</b>	Two (2) 12'x14'
<b>Cranes</b>	No	<b>Power</b>	3 Phase 240V (to be verified)
<b>Lighting</b>	Flourescent	<b>Sprinklers</b>	No
<b>Heating</b>	Gas Forced Air	<b>Signage</b>	Yes
<b>Parking</b>	25	<b>Restrooms</b>	Yes
<b>Property Taxes</b>	\$20,942.08 (2024)	<b>Freestanding</b>	Yes

### Description

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<b>Sale Price</b>	\$1,250,000
<b>Lease Rate</b>	\$10.25 PSF Modifield Gross Plus Utilites (\$10,181/Month)
<b>Terms</b>	Cash
<b>Availability</b>	Immediate

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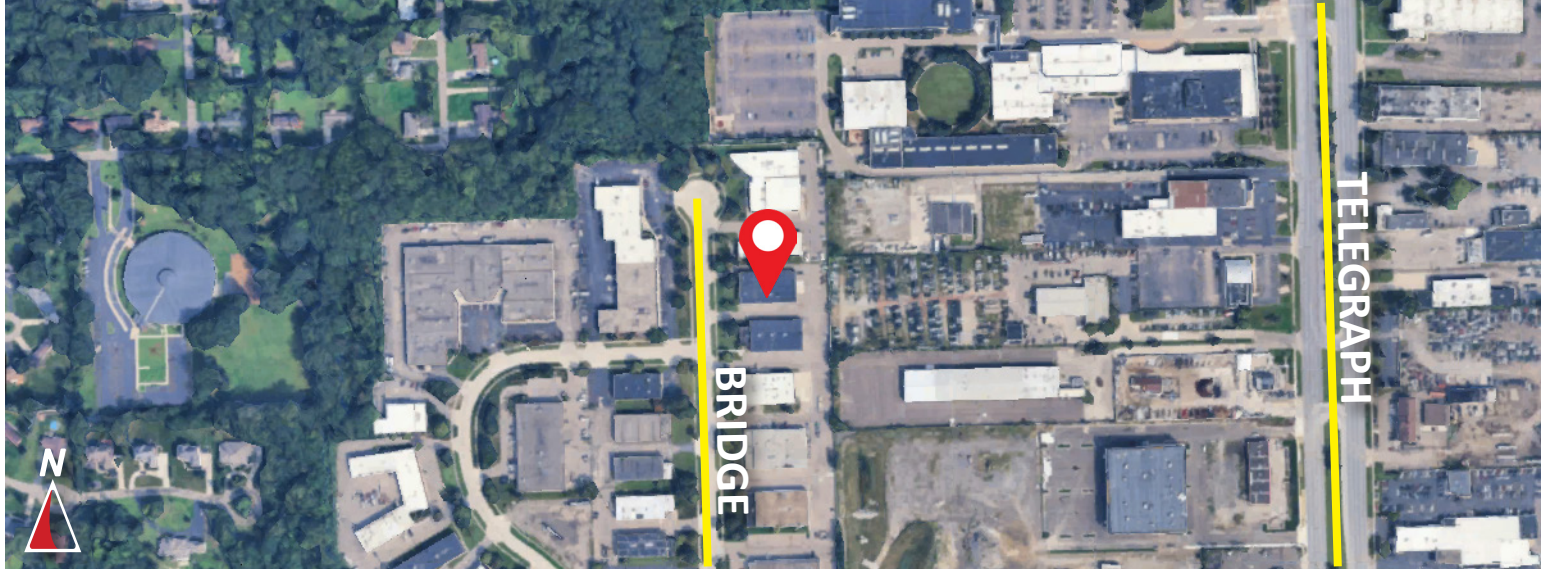
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## AERIAL / LOCATION MAP



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