



FOR SALE

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248.476.3700

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FOR SALE

15800 Haggerty Road

15800 N. Haggerty Road Plymouth, MI 48170



Sale Price: \$6,500,000.00

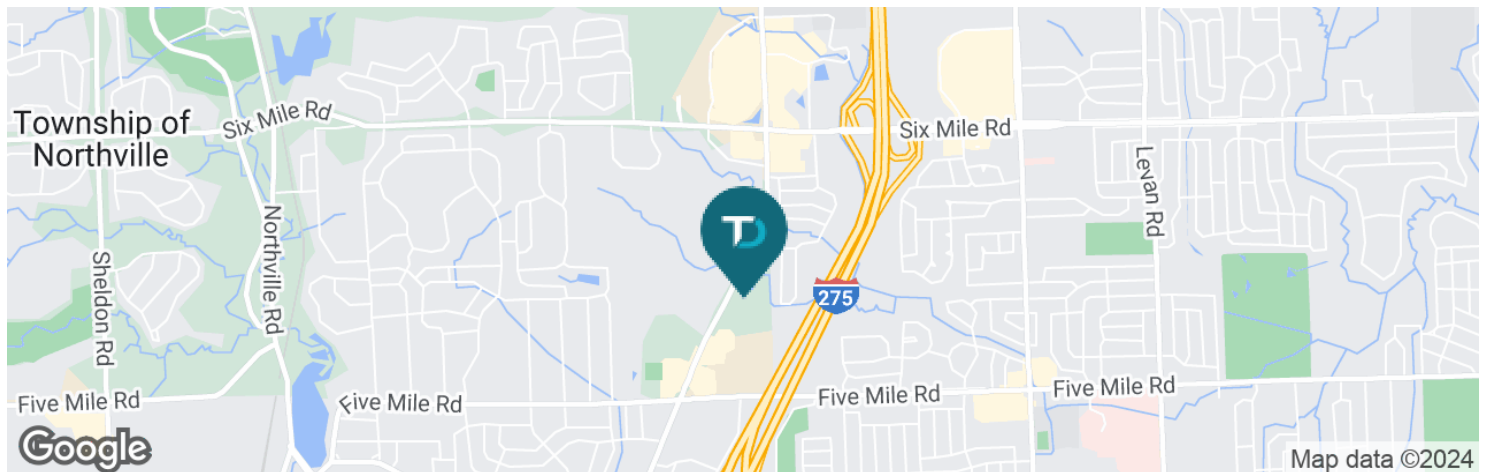
DESCRIPTION

This building is located on the Haggerty Road Corridor, just south of Six Mile Road in Plymouth, Michigan. Renovated in 2016, this building is easily accessed from I-275, I-96 and M-14.

The building is 50% occupied. As of 9/1/24, the current Gross Income is \$528,476.00. 2022 total building expenses were \$308,659.00 resulting in a NOI of \$201,217.00, with an additional 25,000 +/- square feet available for lease.

PROPERTY HIGHLIGHTS

- 50% occupied with ETAS.
- 10 Year Lease, 8 Years Remaining.
- Entire Second Floor available.
- Ideal for User/Investors.



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BUILDING INFORMATION

Sale Price:	PRICE REDUCED! Was: \$7,000,000.00 NOW: \$6,500,000.00
Price Per SF.:	\$119.32
Building Size:	54,474 SF
Year Built:	1998
Last Renovated:	2016
Number of Floors:	2
Parking Spaces:	205

BUILDING INFORMATION

Property Type:	Office
Property Subty	Office Building
2023 Annual Taxes:	\$141,541.23
Zoning:	OS Office Service
APN:	77-052-99-0005-704



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PROPERTY DESCRIPTION

The property is located on the east side of Haggerty Road, approximately 1 mile north of 6 Mile Road. It is also immediately west of I-275 and is easily accessed from Ann Arbor, Downtown Detroit, and the northern suburbs.

OVERVIEW

Use:	Office
Tenancy:	Single Tenant
Occupancy:	60 days
Building Size:	54,474 SF
Land Area:	6.06 Acres
Parking:	205 spaces
No. of Stories:	2
Automotive Users:	In area: Yanfeng, Harmon Becker, Magna, Johnson Controls, Lear Corp & Visteon
Utilities:	Municipal Water & Sanitary Sewer
Comment:	Newly renovated
Traffic Counts:	Haggerty Rd = 25,217 I-275 = 213,713 5 Mile = 20,309

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ETAS



FIRST FLOOR PLAN

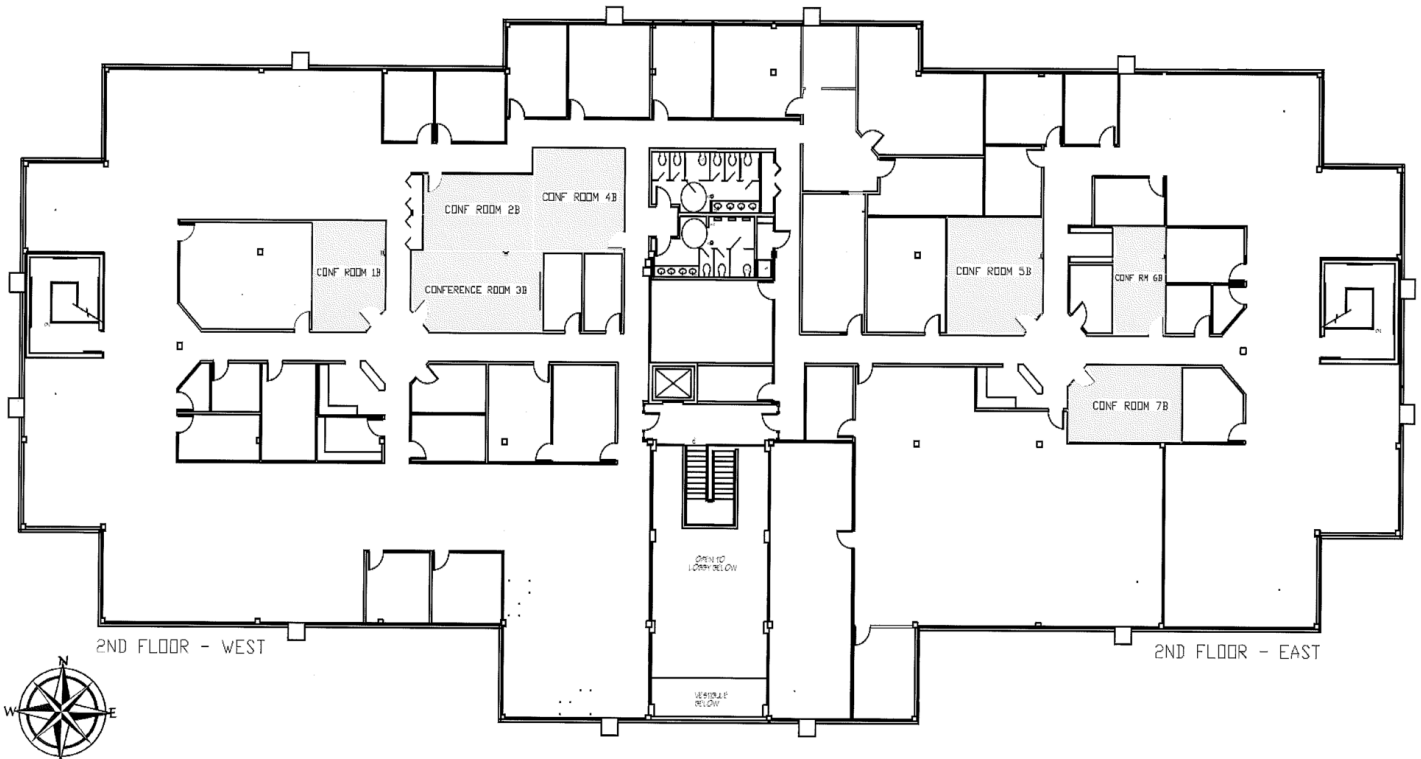


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2nd Floor - "AVAILABLE"



SECOND FLOOR PLAN





About the Tenant...

About ETAS.

ETAS provides innovative solutions, engineering services, consulting, training, and support for the development of embedded systems for the automotive industry and other sectors of the embedded industry. Security solutions in the area of embedded systems are offered by the ETAS subsidiary ESCRYPT. ETAS is represented with international subsidiaries and sales offices in 12 countries in Europe, North and South America, and Asia.

- **FOUNDATION:** 1994 as subsidiary of Robert Bosch GmbH
- **ASSOCIATES:** Over 1,400 (January 1, 2019)
- **SALES REVENUE:** 312 million euros (2018)
- **CUSTOMERS:** Automakers, Automotive Component Suppliers, ECU Suppliers, and Engineering Services Providers.



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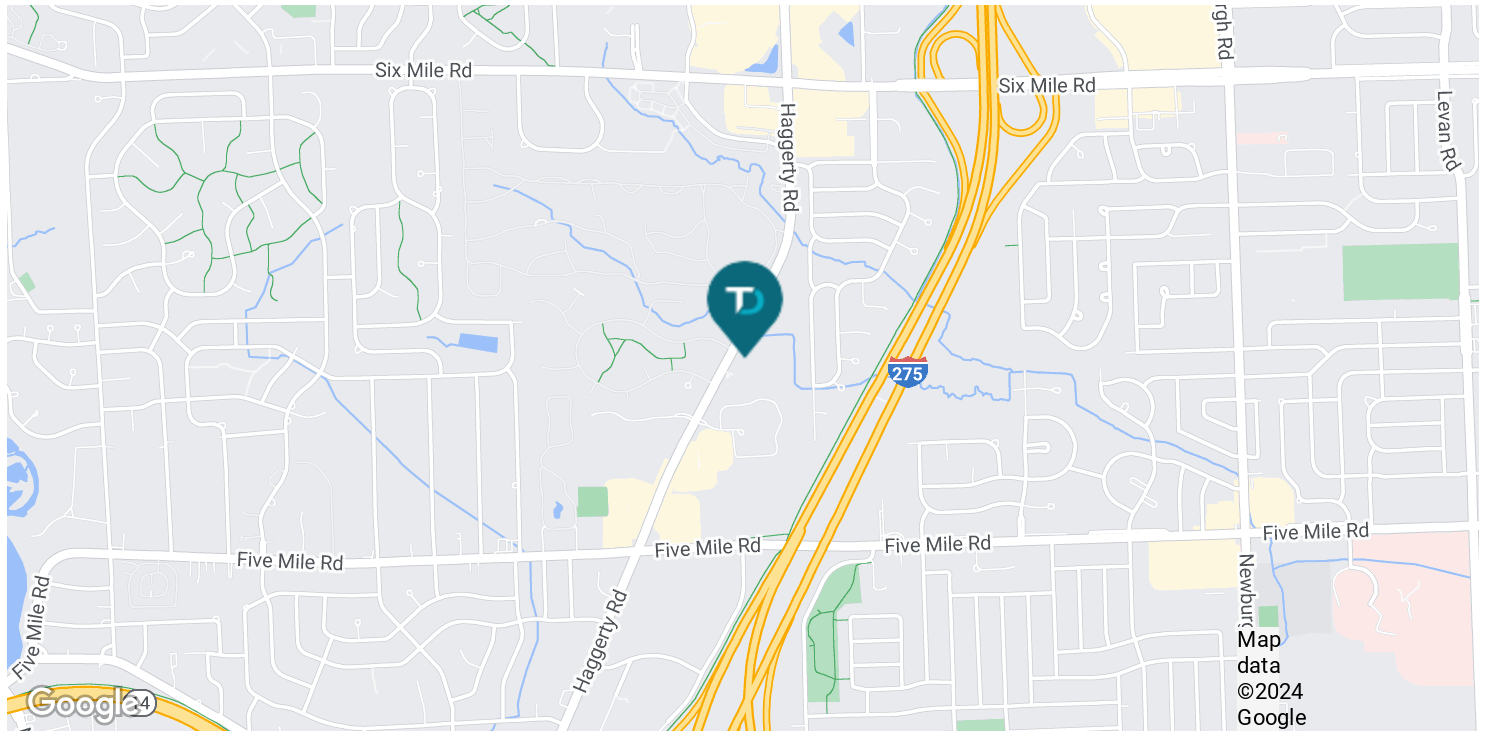
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LOCATION INFORMATION

East side of Haggerty Road, north of Five Mile, just west of I275



DEMOGRAPHIC INFORMATION

	1 MILE	3 MILES	5 MILES
Total population	8,353	65,696	199,102
Median age	46.4	44.3	41.8
Total households	3,335	26,728	80,591
Average HH income	\$93,366	\$90,245	\$90,413
Average house value	\$267,621	\$250,327	\$266,934

