

INDUSTRIAL PROPERTY FOR SALE/LEASE

50,672 SF on 4.46 Acres
Zoned Industrial

1704 E HIGHLAND RD
HIGHLAND TOWNSHIP, MI 48356



2-Buildings; Totaling 50,672 SF

3,500 SF Office Space

9-Truck Docks

Quick Occupancy



P.A. COMMERCIAL
Corporate & Investment Real Estate



OFFERING SUMMARY

Sale Price:	\$1,975,000
Price / SF:	\$39.01
Lease Rate:	\$4.00 p/sf NNN
Building Size:	50,627 SF
Lot Size:	4.46 Acres
Zoning:	I-1, Light Industrial
Year Built:	1977
Renovated:	2015
Market:	Detroit
Submarket:	Central I-96 Corridor
Traffic Count:	37,000

PROPERTY OVERVIEW

Two (2) industrial buildings, totaling 50,672 SF (44,642 SF and 6,030 SF) on 4.46 Acres, over 860' of frontage on M-59 Highland Rd. Nine (9) Truck docks, 12-20 Clear, 3-12'x14'' and 16'x12' door. 3500 SF of updated offices, 220-Volt 3 Phase. The Building is ideal for warehouse with outside storage. Portions of warehouse are heated and other portions are cold storage. Concrete and dock area is in excellent condition.

LOCATION OVERVIEW

Outstanding location on M-59! This industrial building is located on the south side of M-59, just west of Duck Lake Rd. This is a quiet setting in Highland Township that is less than 10 miles from White Lake, Milford, and Hartland, and 15 minutes from Waterford.

PROPERTY HIGHLIGHTS

- 2-Buildings; Totaling 50,672 SF
- 3,500 SF Office Space
- 9-Truck Docks
- Quick Occupancy

1704 E HIGHLAND RD, HIGHLAND TOWNSHIP, MI

// INDUSTRIAL DETAILS

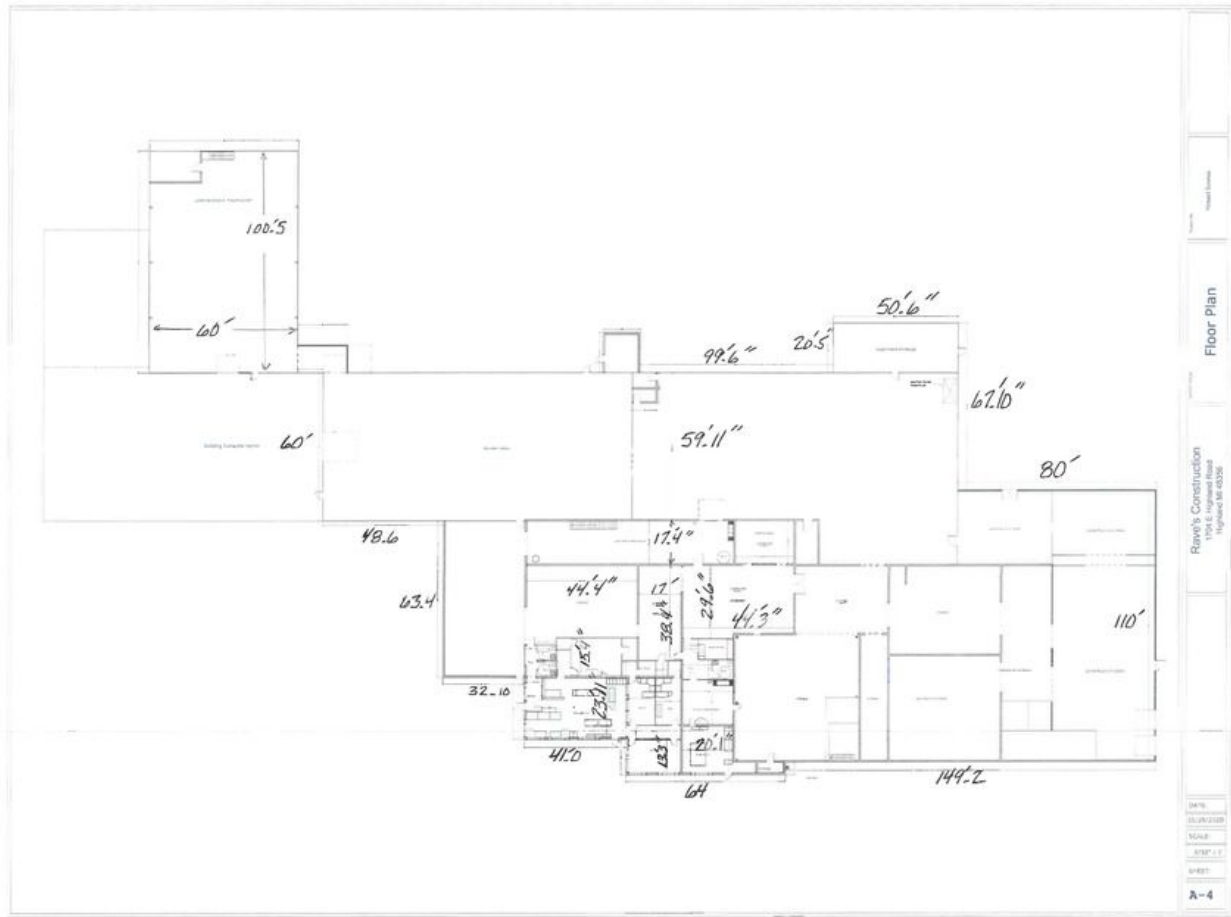
PROPERTY TYPE:	Industrial
BUILDING SIZE:	50,627 SF
AVAILABLE SPACE:	50,627 SF
OFFICE SF:	3,500 SF
MEZZANINE:	1,305 SF
ZONING:	I-1, Light Industrial
LOT SIZE:	4.46 AC
CONSTRUCTION TYPE	Metal, Block
CLEAR HIEGHTS:	12'-20'
GRADE LEVEL DOORS:	3-12'x14'
POWER:	220 Volt
HEAT TYPE:	Tube Radiant
AIR CONDITIONED:	Office only
POWER:	220 Volt
LIGHTING:	Fluorescent
YEAR BUILT / RENOVATED:	1977/2015
FENCED YARD:	No
TRUCKWELLS:	9-Docks
TRAILER PARKING:	yes
AIRLINES:	Yes
TAXES:	\$13,582.43





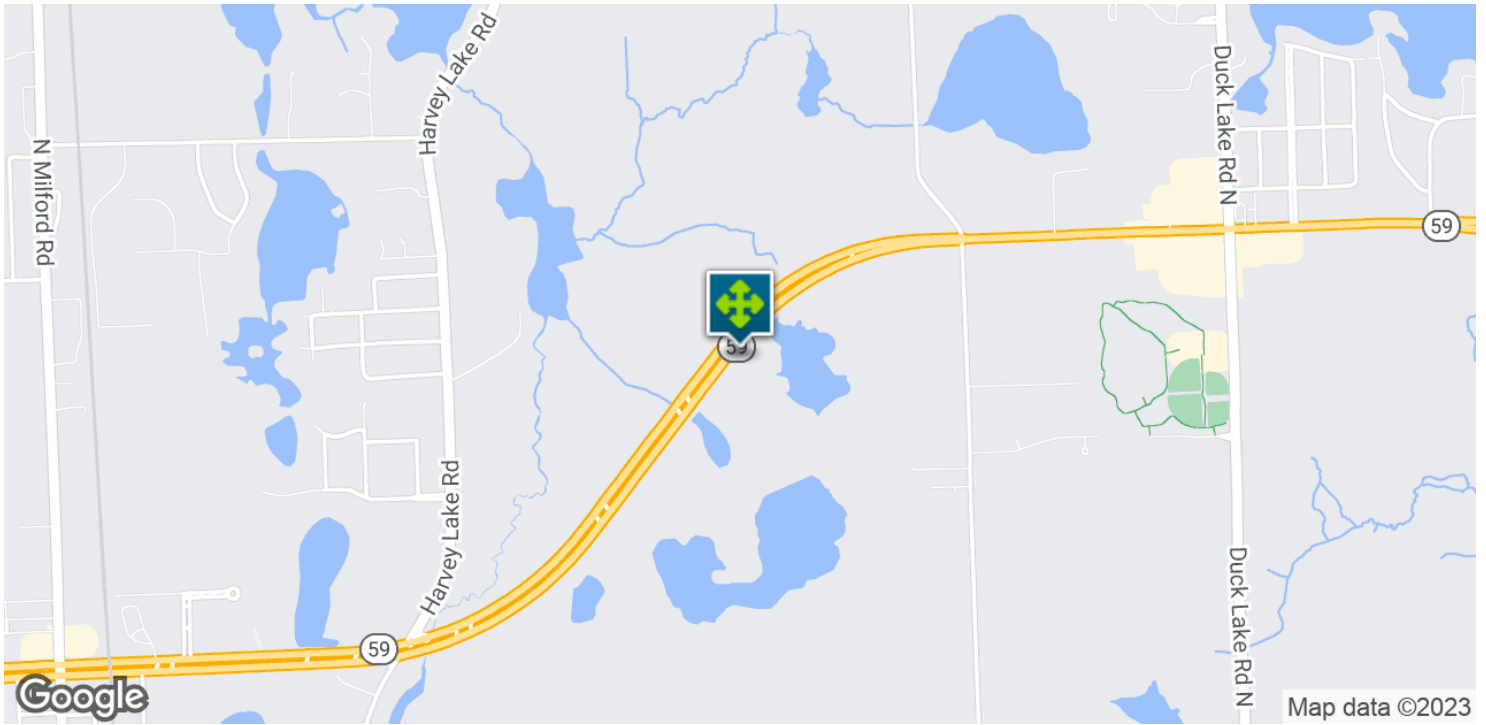
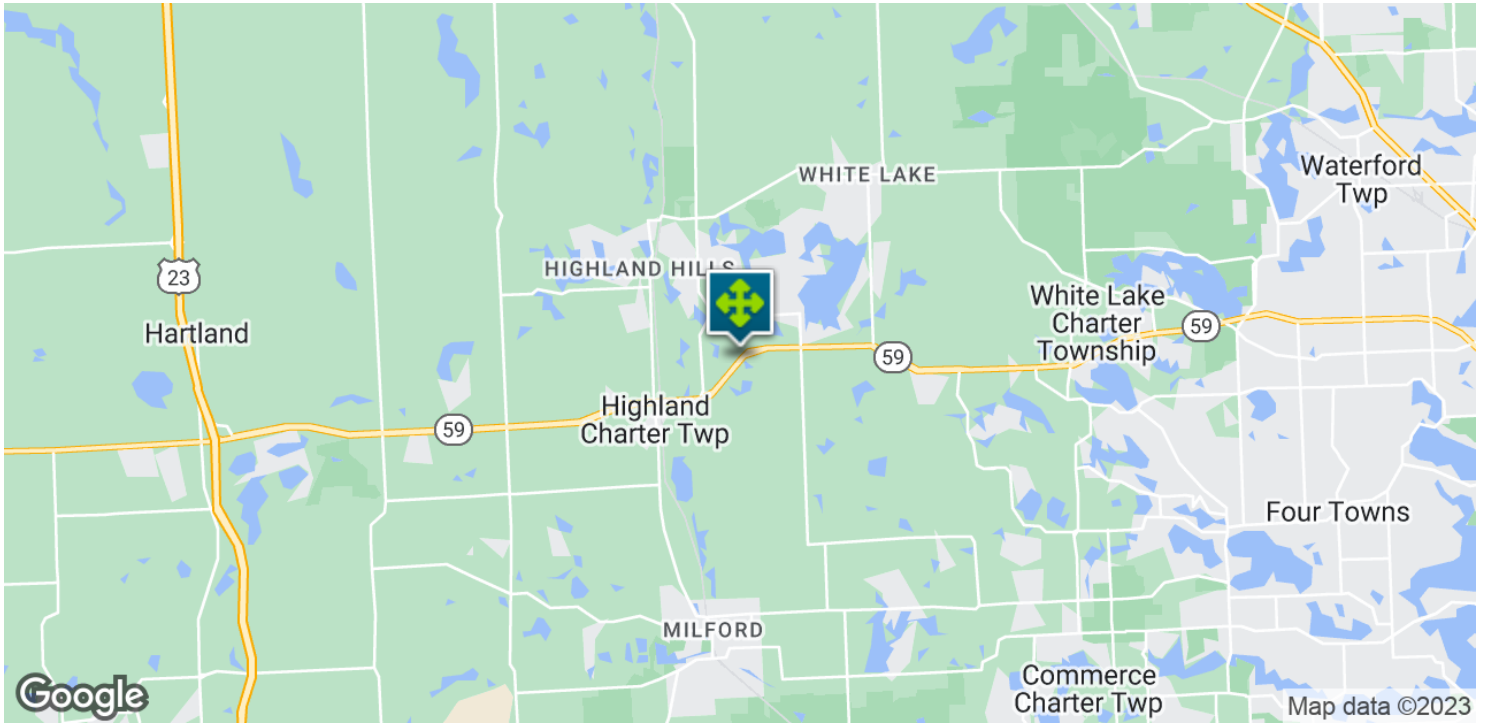


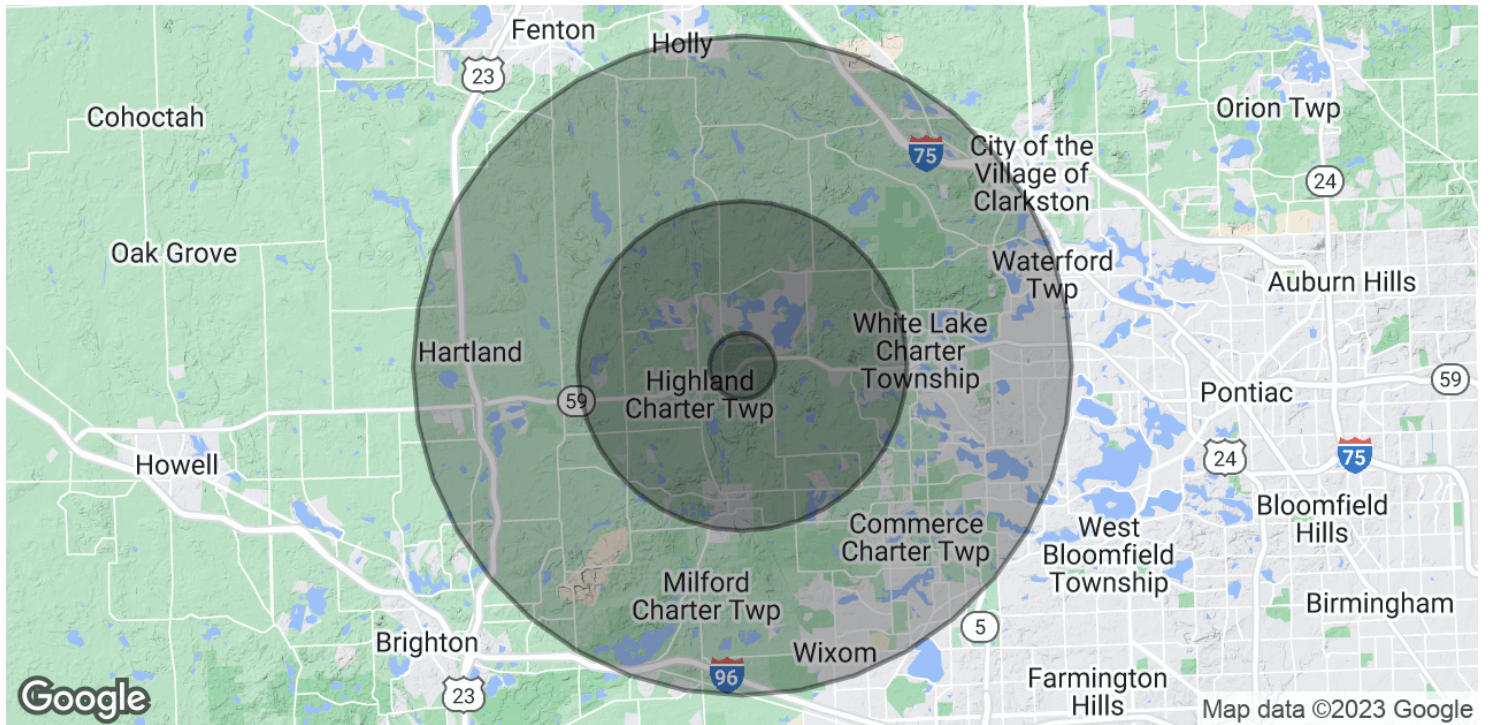




1704 E HIGHLAND RD, HIGHLAND TOWNSHIP, MI

// LOCATION MAP





POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,954	47,917	170,109
Average Age	41.8	40.5	39.9
Average Age (Male)	42.3	40.1	39.2
Average Age (Female)	40.8	40.5	40.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	704	17,305	61,643
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$82,577	\$85,849	\$88,372
Average House Value	\$274,318	\$239,543	\$267,625

* Demographic data derived from 2020 ACS - US Census