

100 TRANSFER DRIVE

100 Transfer Drive, Highland, MI 48357



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

PAUL GOBEILLE

Senior Vice President

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OFFERING SUMMARY: 100 Transfer Drive | Highland, MI 48357



PROPERTY OVERVIEW

This premier industrial manufacturing facility offers approximately 102,000 square feet of versatile space situated on 10 + acres in Highland Township, Michigan. Zoned IM Industrial Manufacturing, the property combines extensive production capacity with functional office space and modern utility upgrades, making it ideal for a wide range of industrial operations.

OFFERING SUMMARY

Sale Price: \$10,200,000
Total Size: 102,387 SF
Price / SF: \$99.62
Year Built: 1981/2018
Zoning: IM - Industrial Manufacturing

PROPERTY HIGHLIGHTS

- Flexible layout supporting heavy manufacturing, assembly, or distribution.
- Significant crane capacity for material handling.
- Modern lighting and heating systems designed for efficiency and low operating costs.
- Ample truck loading, staging, and exterior storage areas.
- Located within Highland Township's established industrial corridor with excellent access to regional highways.
- 6,500 kVA of power on site with potential capacity of 7,500 A at 480 V capacity, bus duct throughout compressor lines.

PROPERTY DETAILS: 100 Transfer Drive | Highland, MI 48357

Sale Price	\$10,200,000	PROPERTY INFORMATION	
Total Size	102,387 SF	Property Type	Industrial
LOCATION INFORMATION		Zoning	IM - Industrial Manufacturing
		Taxes	Summer 2025 \$49,864.51 Winter 2024 \$12,502.62
		APN #	H-11-15-351-011
		Taxes	Summer 2025 \$29,489.01 Winter 2024 - \$6,432.28 (Part of Tax Abatement)
		APN #	IN-18-100-192
SOUTHERN PRODUCTION INFORMATION		PARKING & TRANSPORTATION	
		Parking Spaces	75
		Traffic Counts	Milford Rd - 11,573 VPD Wardlow Rd - 3,934 VPD
		NORTH PRODUCTION INFORMATION	
		Production Space	±55,135 SF
Office Area & Lavatories	±5,852 SF	Bay Size	Three (3); 62', 50', 62' Span
Production Space	±40,722 SF	Cranes	One (1) 5-ton crane
Bay Size	Three (3) 50' Span	Overhead Doors	Three (3) grade-level doors
Cranes	One (1) 20-ton crane and three (3) 5-ton cranes	Truck Wells	Four (4) truck wells with dock seals, and levelers
Overhead Doors	Four (4) grade-level doors	Heat	High-Efficiency Cambridge High-Velocity heating units
Truck Wells	Four (4) truck wells with dock seals, and levelers	Lighting	LEDs with motion sensors
Heat	Radiant Heat	Ceiling Height	30 ft
Lighting	LED and fluorescent lighting	Number of Floors	1
Ceiling Height	28 ft	Year Built	2018
Number of Floors	1	Building Type	Industrial/Manufacturing
Year Built	1981		
Building Type	Industrial/Manufacturing		

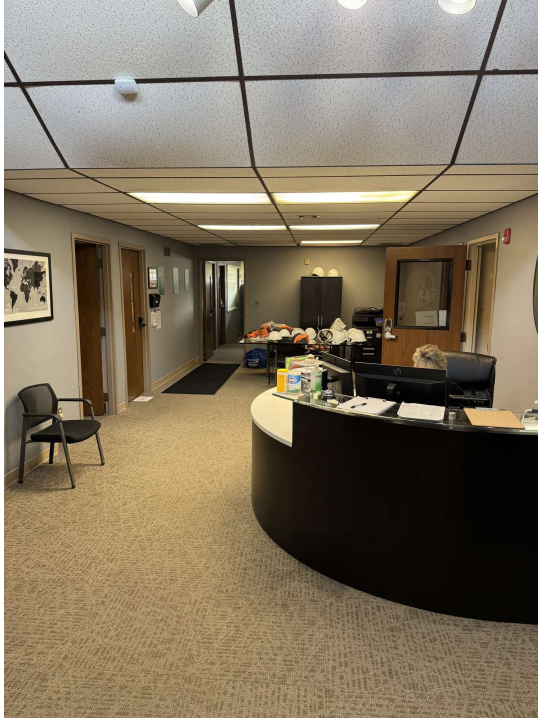
EXTERIOR PHOTOS: 100 Transfer Drive | Highland, MI 48357



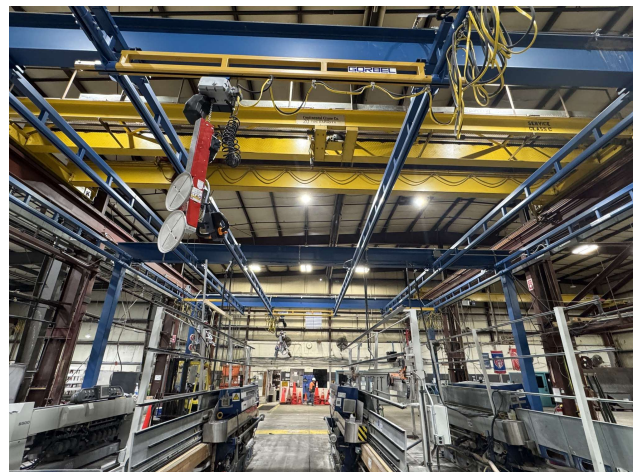
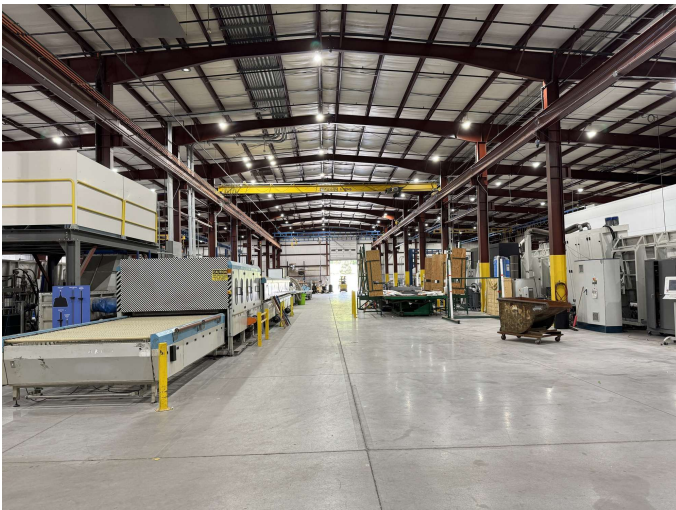
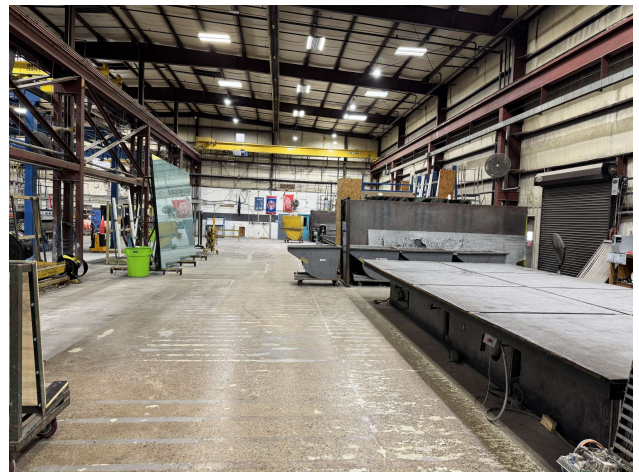
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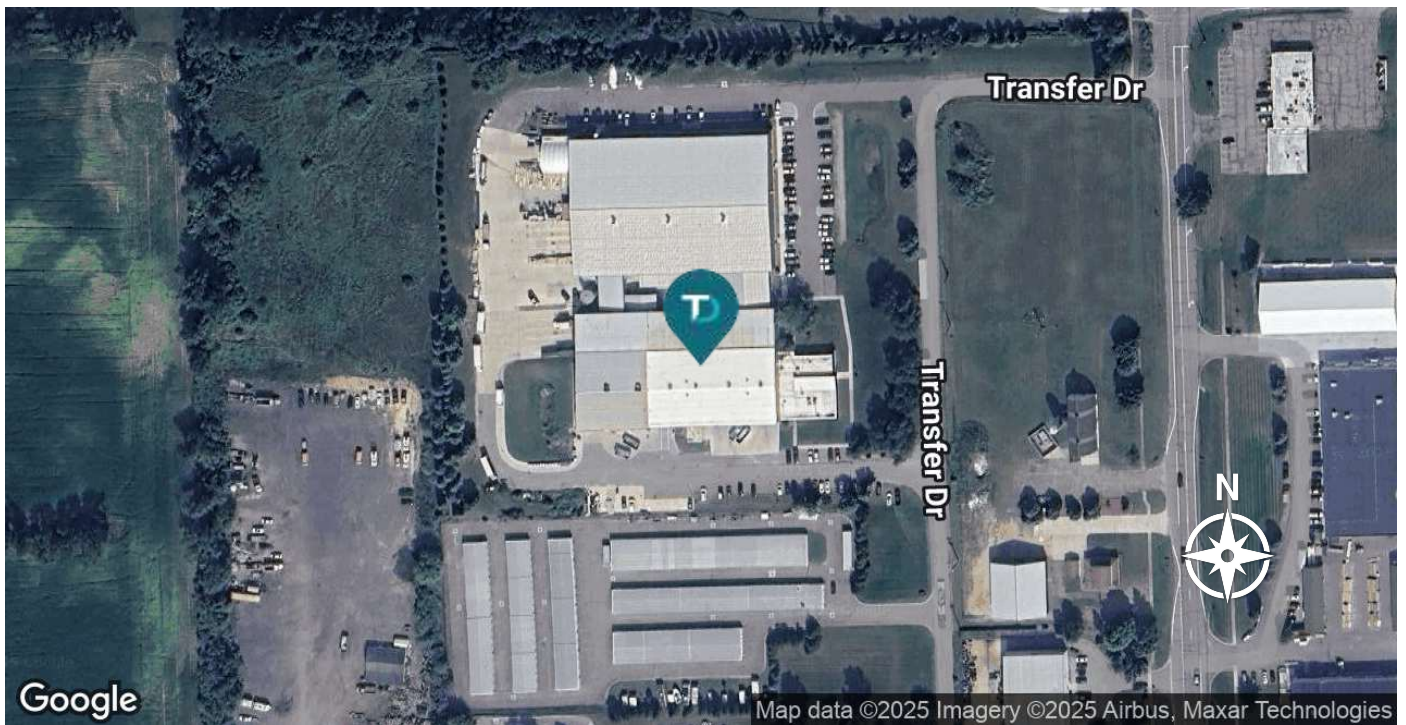
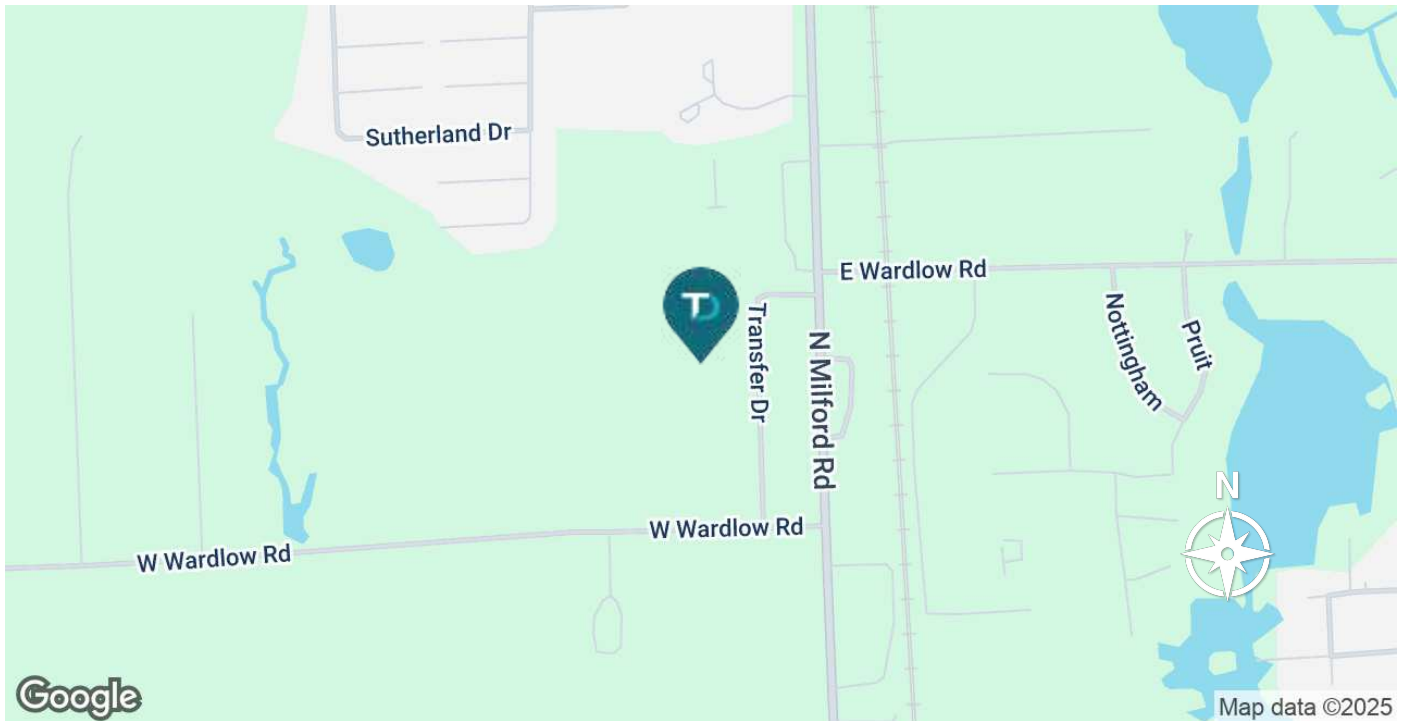
INTERIOR PHOTOS: 100 Transfer Drive | Highland, MI 48357



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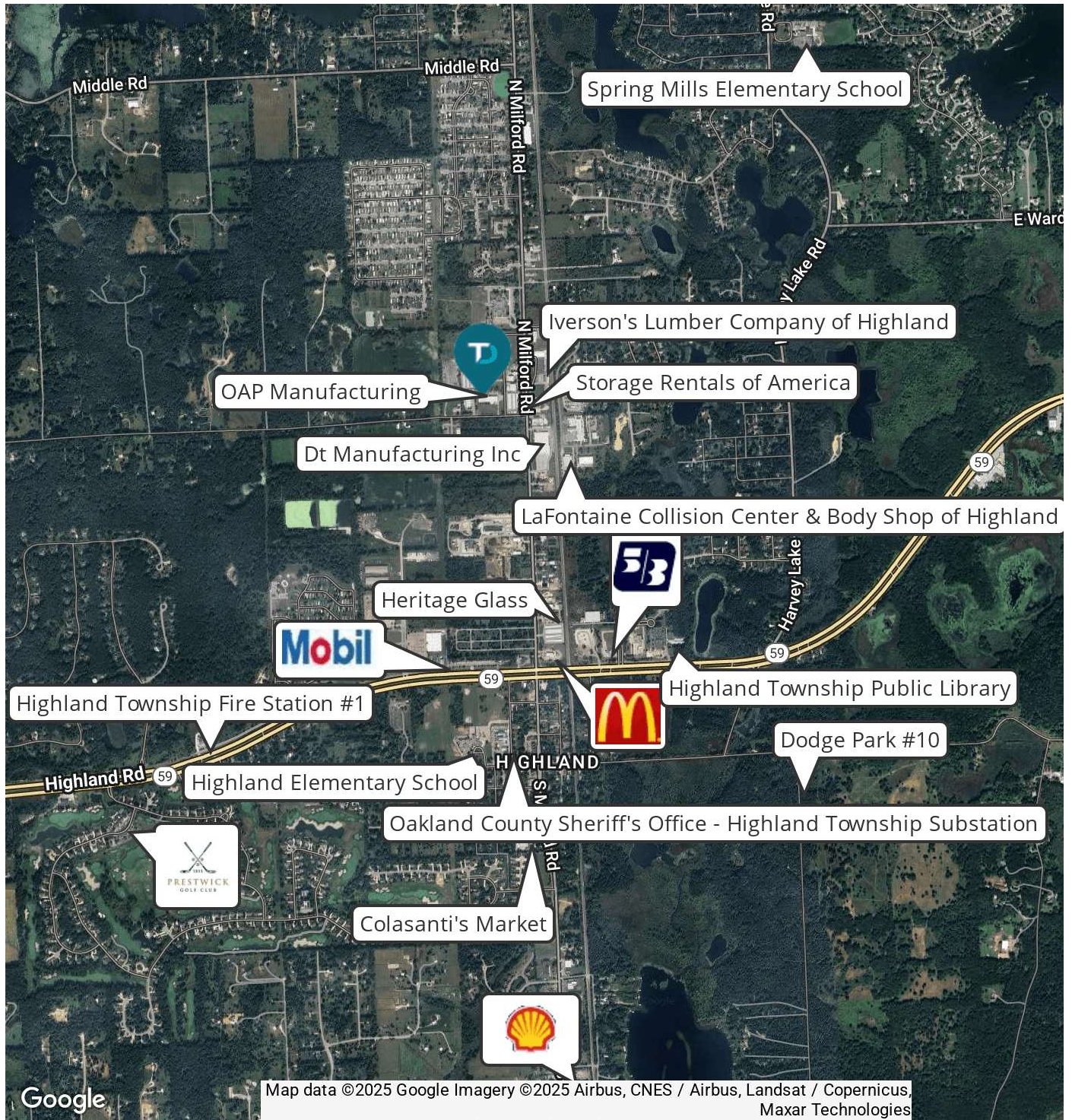
LOCATION MAP: 100 Transfer Drive | Highland, MI 48357



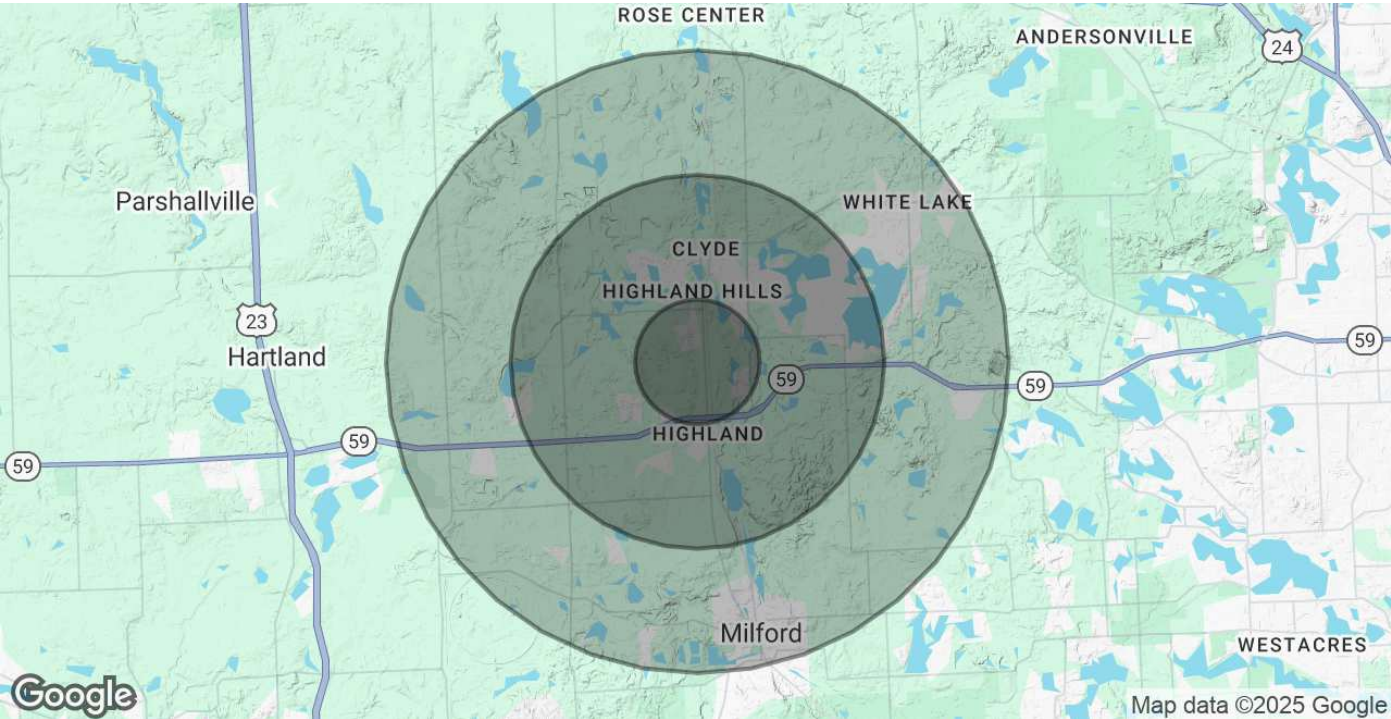
PARCEL MAP: 100 Transfer Drive | Highland, MI 48357



RETAILER MAP: 100 Transfer Drive | Highland, MI 48357



DEMOGRAPHICS MAP & REPORT: 100 Transfer Drive | Highland, MI 48357



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,044	16,312	43,764
Average Age	41	43	43
Average Age (Male)	41	43	42
Average Age (Female)	42	44	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,267	6,362	17,165
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$103,178	\$125,185	\$128,920
Average House Value	\$263,918	\$403,840	\$390,584
Demographics data derived from AlphaMap			