

813 & 839 E. TEN MILE ROAD  
MADISON HEIGHTS, MICHIGAN

INDUSTRIAL FOR SALE OR LEASE  
22,699 Square Feet Available



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

**I-696 VISIBILITY & EXPOSURE**



**VIEW  
VIDEO**

## PROPERTY FEATURES

- 22,699 square feet available
- 12' – 19' clear height
- (5) 12' x 14', 10' x 10' grade level doors
- 1000 amps, 480 volts, 3-phase
- (1) 15-ton crane
- Located in an industrial corridor clustered around I-696 with convenient access to I-75
- Drive-thru capabilities
- Signage on Ten Mile Road and visibility from I-696
- Lease Rate: \$6.25/sq. ft. NNN
- Sale Price: \$965,000 (\$42.51/sq. ft.)



For more information, please contact:

**STEVE GORDON**  
(248) 948 0101  
sgordon@signatureassociates.com

**JOE PLASKEY**  
(248) 948 0110  
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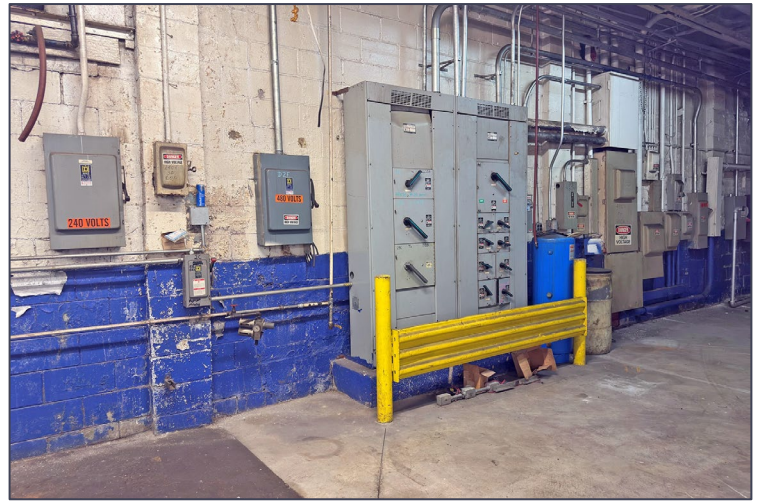
**SIGNATURE ASSOCIATES**  
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# 813 & 839 E. Ten Mile Road – Madison Heights, Michigan

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### Interior Photos



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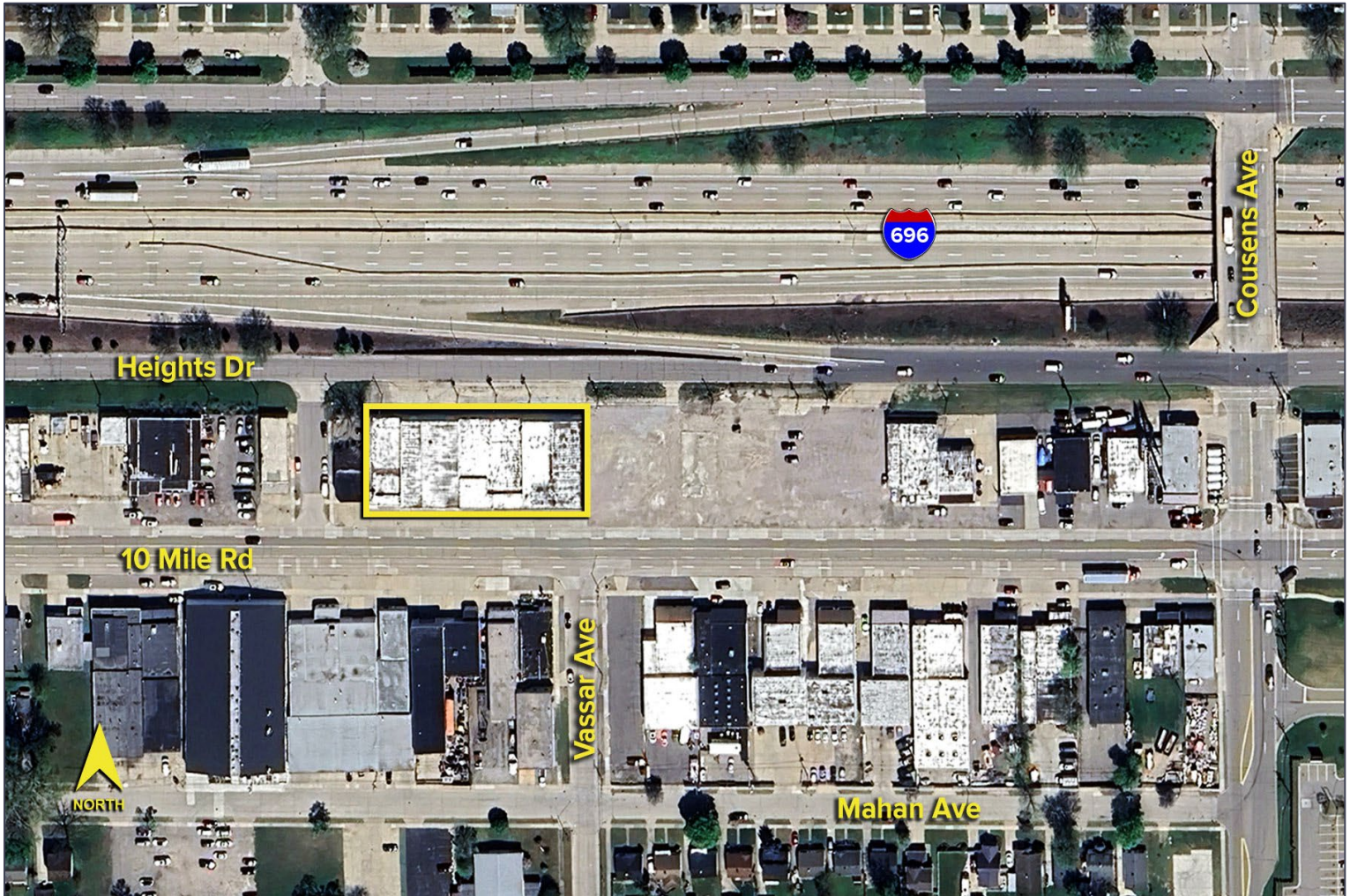
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Aerial



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