

INDUSTRIAL PROPERTY // FOR SALE

11,280 SF INDUSTRIAL DUPLEX W/ 4,228 SF OFFICE

303 - 325 W GIRARD AVE
MADISON HEIGHTS, MI 48071



- 11,280 SF industrial duplex building
- 4,228 SF total office space w/ high-end finishes
- Four (4) overhead doors
- 220 volt / 800 amp power
- Significant bus duct



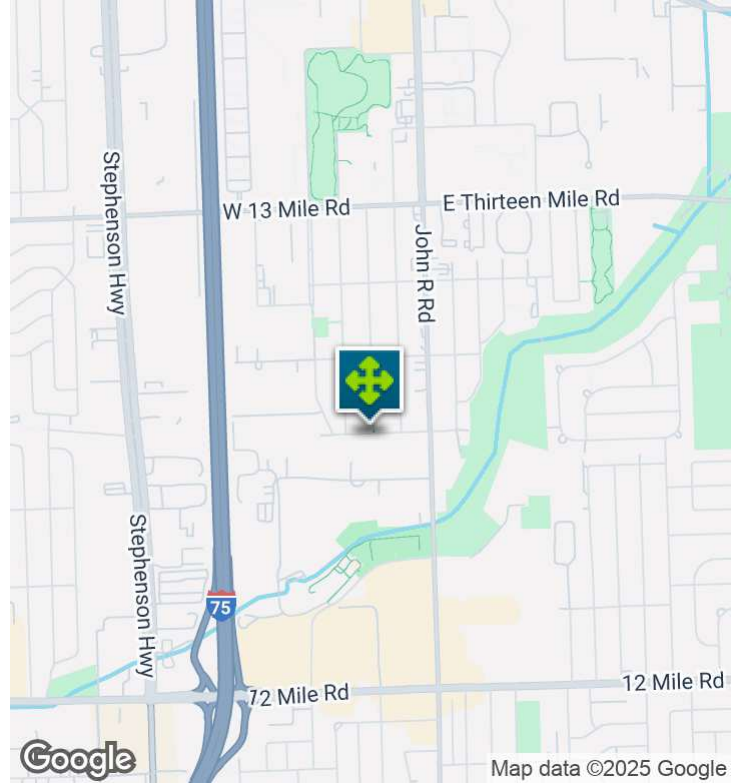
P.A. COMMERCIAL
Corporate & Investment Real Estate

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EXECUTIVE SUMMARY



Sale Price	\$1,150,000
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OFFERING SUMMARY

Building Size:	11,280 SF
Lot Size:	0.91 Acres
Price / SF:	\$101.95
Year Built:	1967
Renovated:	1980
Zoning:	M-1 LT
Market:	Detroit
Submarket:	Troy Area East

PROPERTY OVERVIEW

11,280 SF well-maintained, move-in ready industrial duplex building with 4,228 SF of office space. 325 W Girard is 2,800 SF and 303-313 W Girard is 8,480 SF. The building is currently set up for one occupant with an opening between the wall of 325 W Girard; the opening could be blocked to create two separately metered buildings. The building features four overhead doors: two (2) 10' x 12', one (1) 12' x 14', and one (1) 14' x 14', 220 volt/800 amp power with significant bus duct, and 480 volt step-up transformers. The office area has seven offices, two conference rooms, and a 1,280 SF second-floor office with a bathroom, which is included in the total SF. There is also upgraded granite and tile finishes in the bathrooms and wet bar.

LOCATION OVERVIEW

Located on the west side of John R Rd, between 12 Mile Rd and 13 Mile Rd. Quick access to I-75.

PROPERTY HIGHLIGHTS

- 11,280 SF industrial duplex building
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INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	11,280 SF
Space Available:	11,280 SF
Shop SF:	7,052 SF
Office SF:	4, 220 SF
Mezzanine SF:	1,280 SF
Occupancy:	Immediate
Zoning:	M-1 LT
Lot Size:	0.91 Acres
Parking Spaces:	30
Fenced Yard:	Yes
Trailer Parking:	No
Year Built / Renovated:	1967, 1971 & 1980
Construction Type:	Brick & Block
Clear Height:	13' 14' 18'
Overhead Doors:	Two (2) 10' x 12' One (1) 12' x 14' One (1) 14' x 14'
Truckwells/Docks:	No
Cranes:	No
Power:	480 Volt & 220 Volt 800 AMP
Buss Duct:	Yes 480 Volt & 220 Volt
Air Conditioning:	Offices
Heat Type:	Gas Unit
Lighting:	LED
Sprinklers:	No
Floor Drains:	No
Taxes:	Total \$12,385.38 303 Girard Ave \$2,614.54 313 Girard Ave \$6,248.58 325 Girard Ave \$3,422.26



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ADDITIONAL PHOTOS



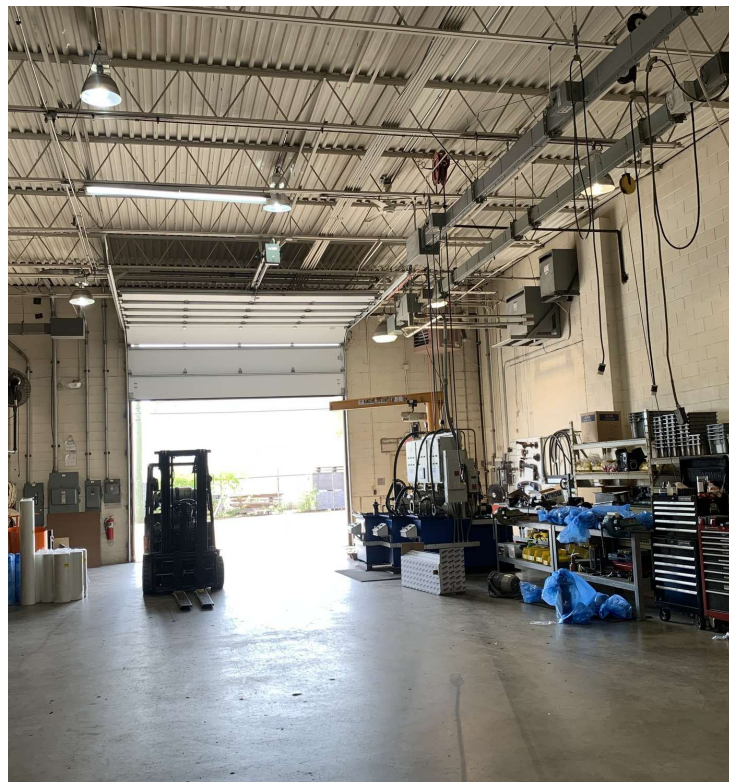
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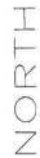


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SITE PLANS



REV.	DATE	DESCRIPTION
MAR-TEC P TOTAL FLUENT SYSTEM V		
DESCRIPTION:	DRAWN:	CHECKED:
XXXX		
XXXXX		APPROVED:
XXXXXX		FOR: X
XXXXXXXX		
PART# 303-313-325		



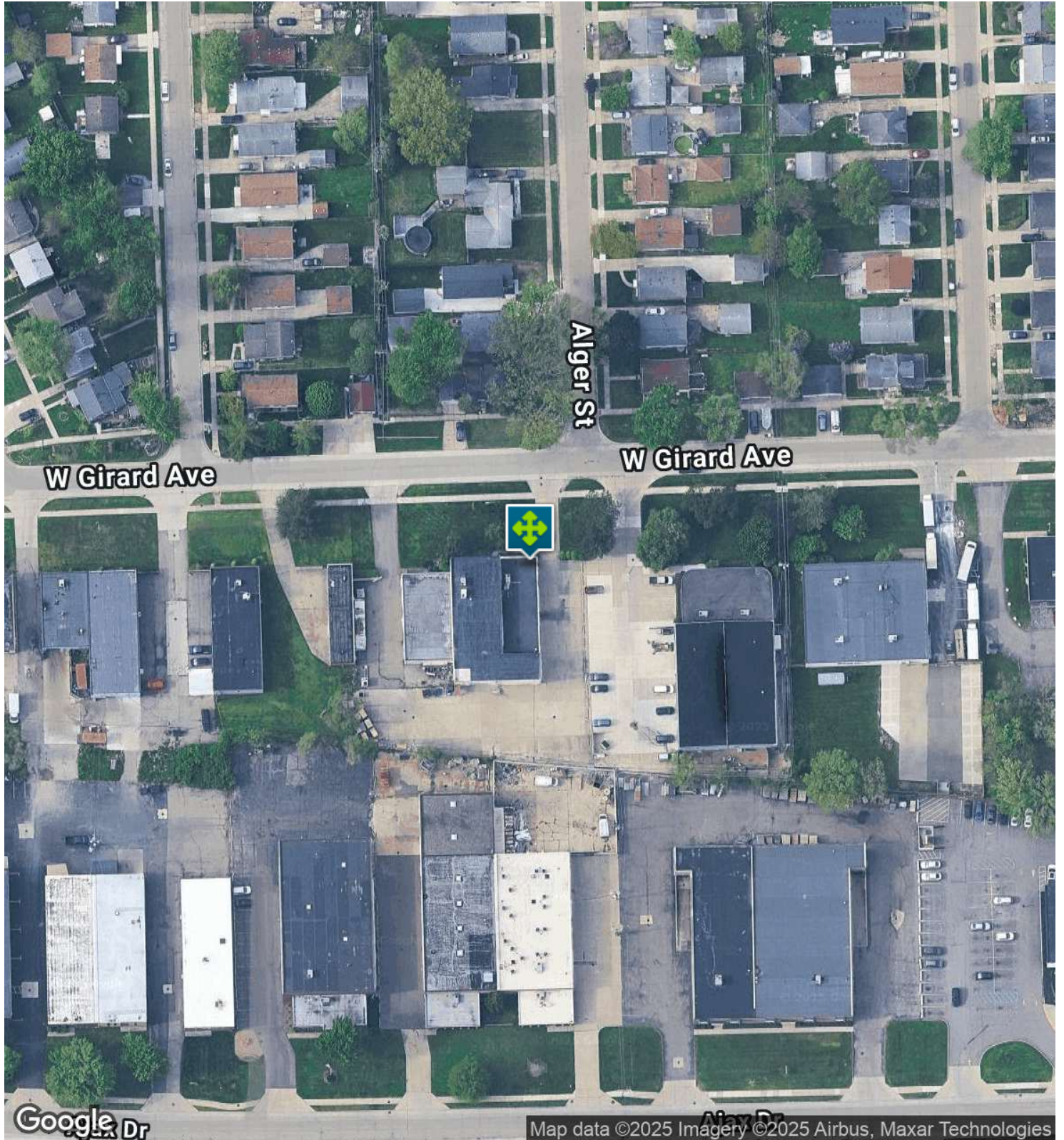
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AERIAL MAP

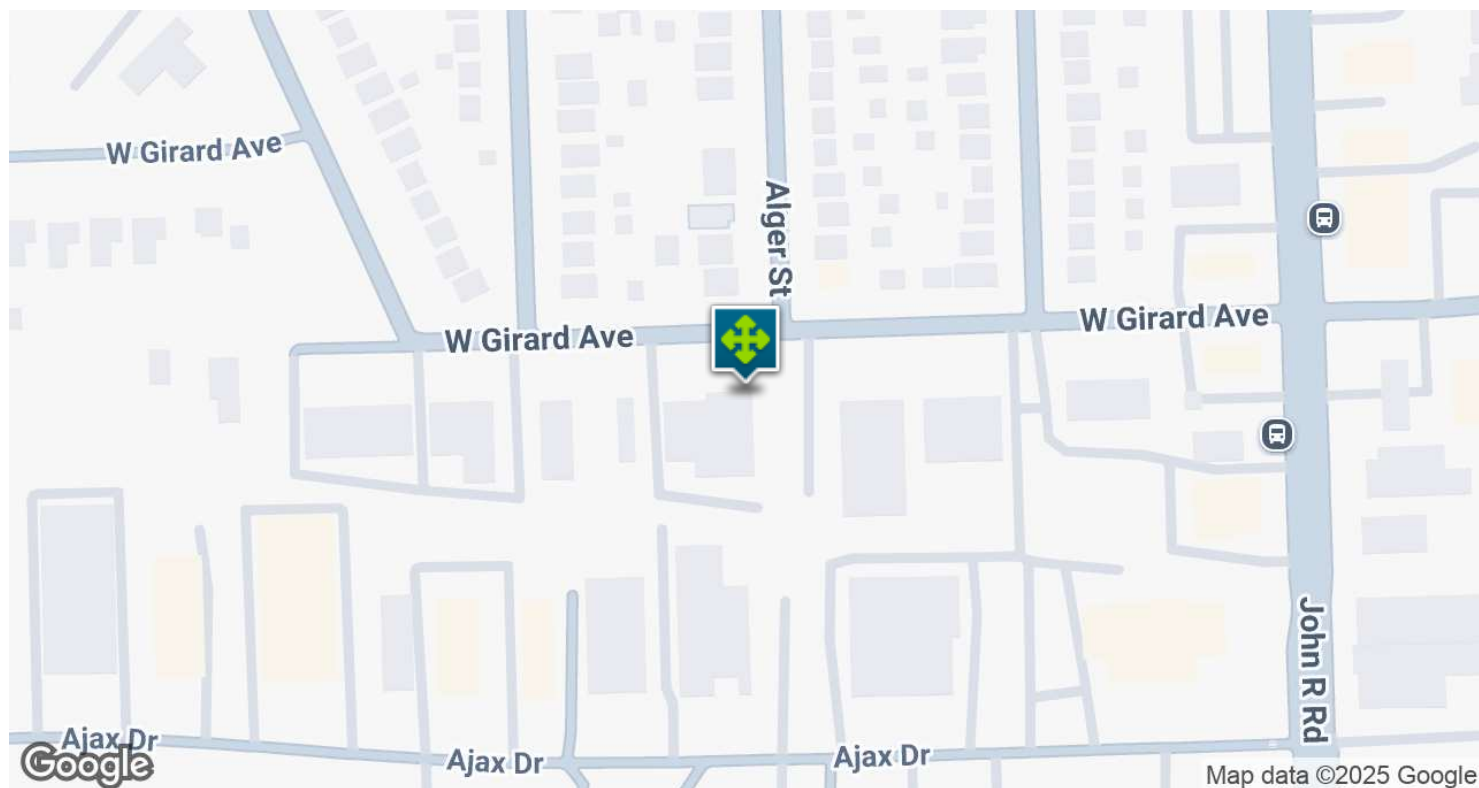
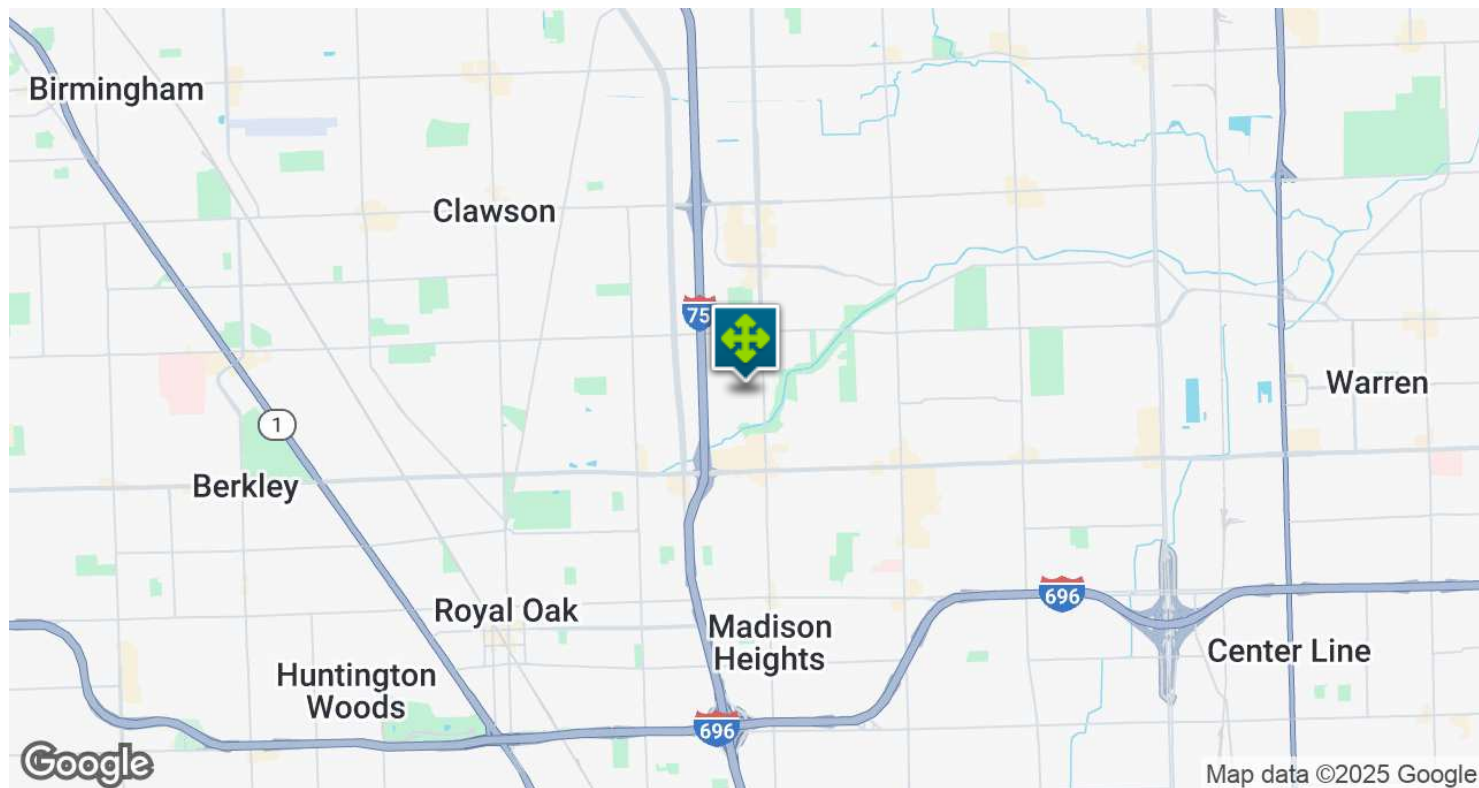


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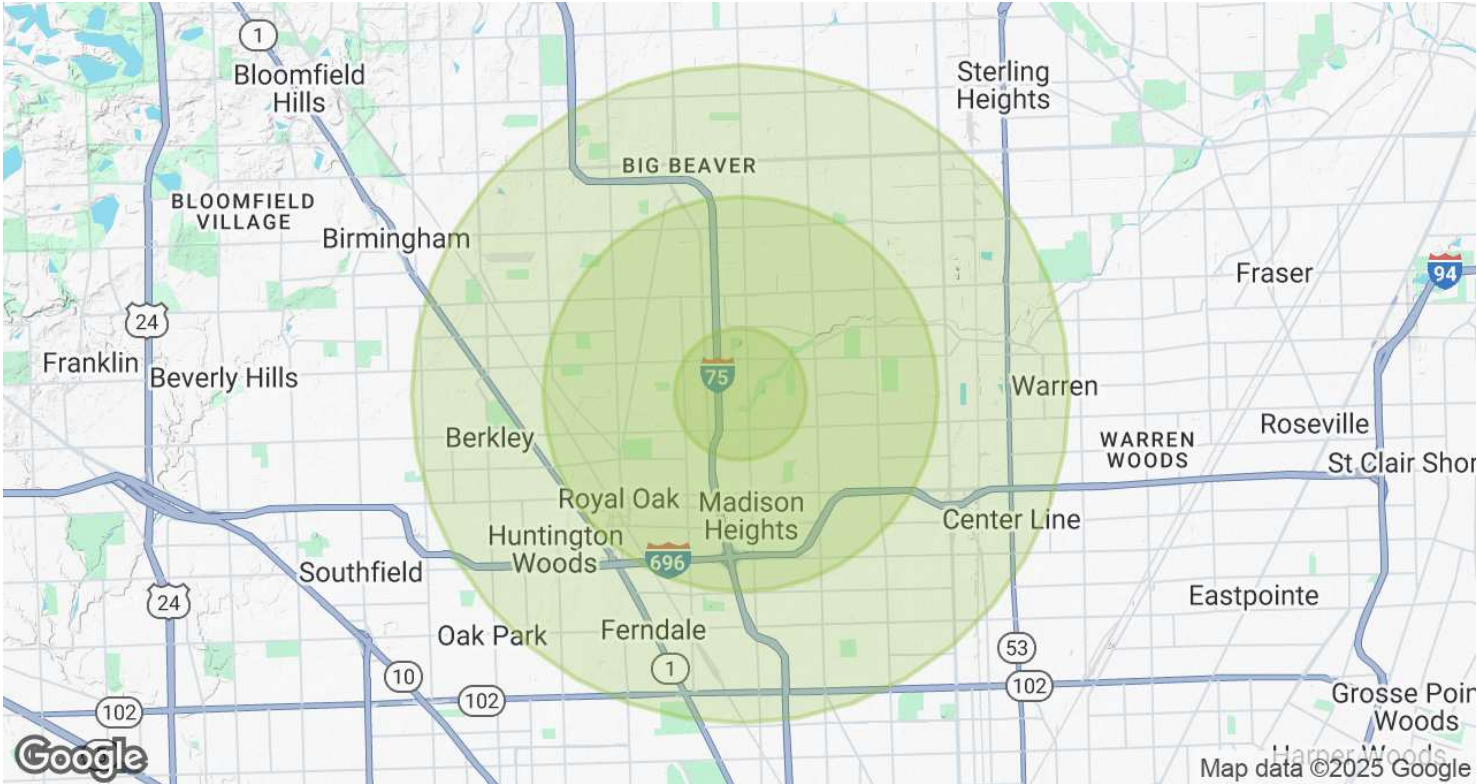
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,746	117,986	334,653
Average Age	42	42	41
Average Age (Male)	41	41	40
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,917	54,204	147,026
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$85,186	\$99,040	\$101,998
Average House Value	\$227,634	\$278,093	\$284,250

Demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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