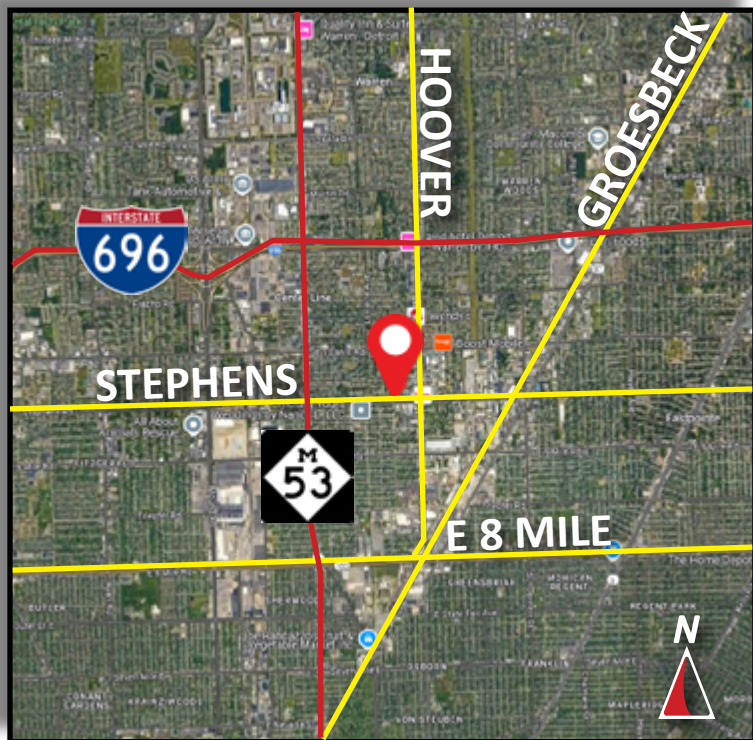


Burger

& COMPANY

FOR SALE

11355 Stephens Road
Warren, Michigan 48089
25,150 Square Feet



- Corporate image office building for sale
- Ample parking lot with private gated entrance
- Monument signage available
- Open office floor plan with private offices on the perimeter
- Includes approximately 5,000 square feet of premium lower level space
- Three (3) floors with elevator
- Quick access to I-696, Mound, Van Dyke and Grosebeck Highway
- Sale price \$1,190,000.00 / \$47.32 PSF

Burger & Company

Joe Pellerito

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248.536.2888

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38345 W. 10 Mile Road, Suite 100
Farmington Hills, MI 48335

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.

FOR SALE

11355 Stephens Road
Warren, MI 48089



BUILDING SPECIFICATIONS

Location	W. of Hoover & Stephens	Total Building Square Feet	25,150 SF
Parcel	12-13-27-276-015	Square Feet Available	25,150 SF
County	Macomb	Zoning	Multi Zoned M-2 & P
Lot Size	1.70 Acres	Year Built	1965/Renovated 2014

Lighting	Fluorescent	Restrooms	Yes on all floors
Parking	Ample	Signage	Monument Sign Available
Floors	Three (3)/with Elevator	Property Taxes	\$17,545.82 (2024)

Description

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Sale Price \$1,190,000.00 (\$47.32PSF)
Availability Immediate Occupancy

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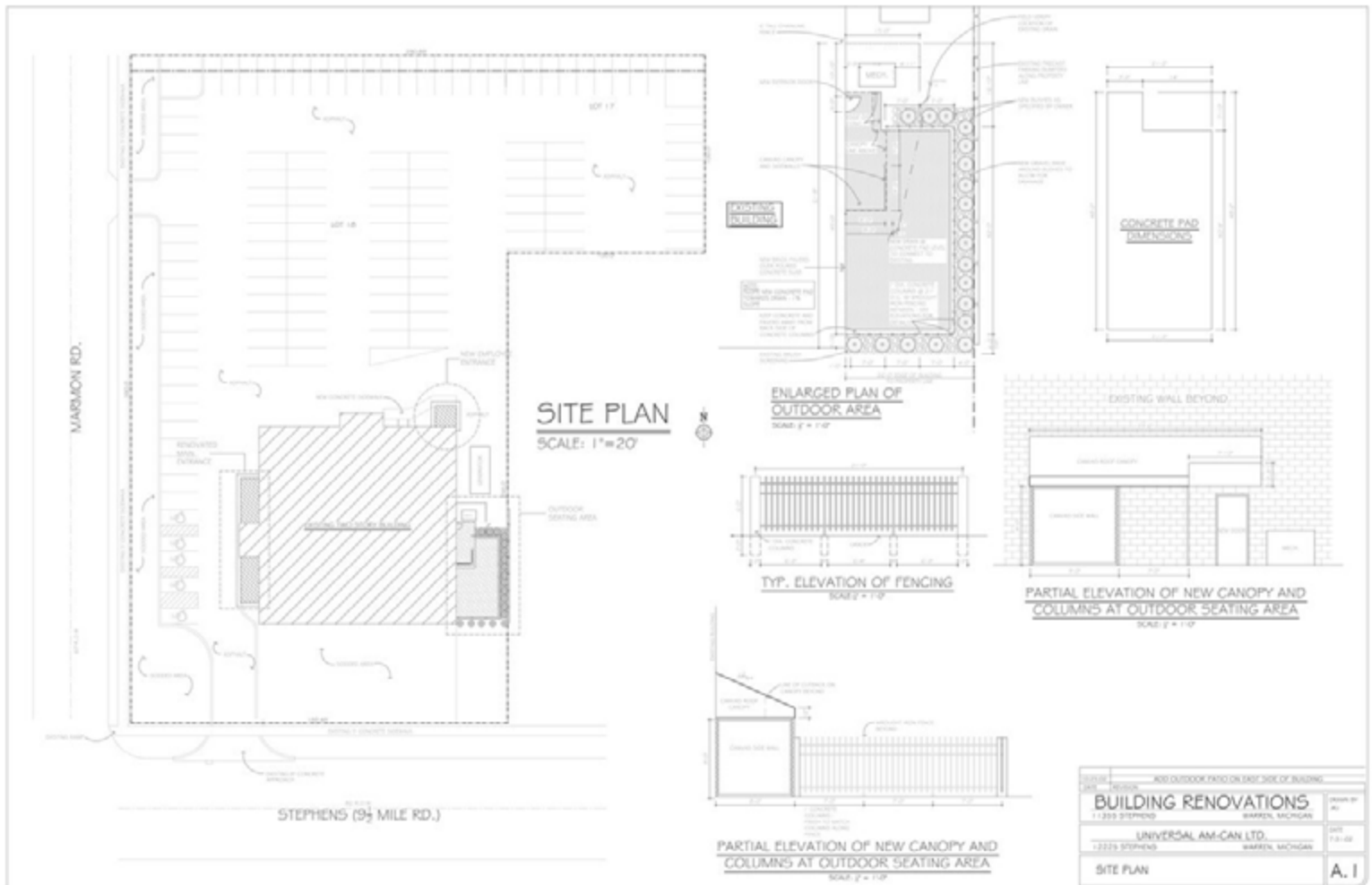
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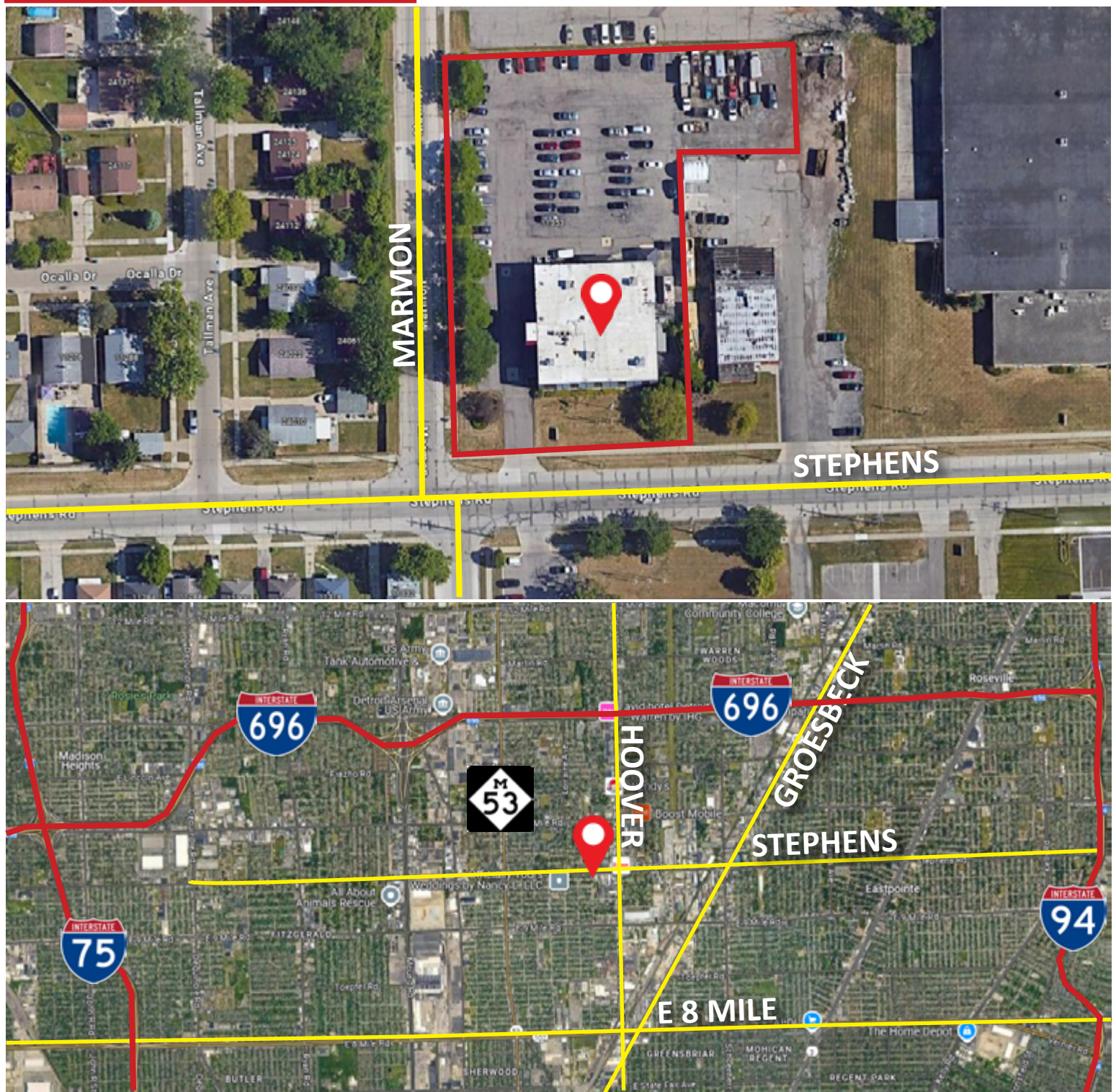
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