

FLEX/SHOWROOM PROPERTY // FOR SALE / LEASE

15,814 SF FLEX/OFFICE BUILDING IN FARMINGTON HILLS

30835 W 10 MILE RD

FARMINGTON HILLS, MI 48336



- 15,814 SF two-story industrial/flex building
- Zoned B3, ideal for industrial use
- 7,866 SF dedicated shop space
- 7,948 SF two-story office space
- Versatile layout for diverse business needs
- Five (5) grade-level doors
- Spacious and flexible floor plan



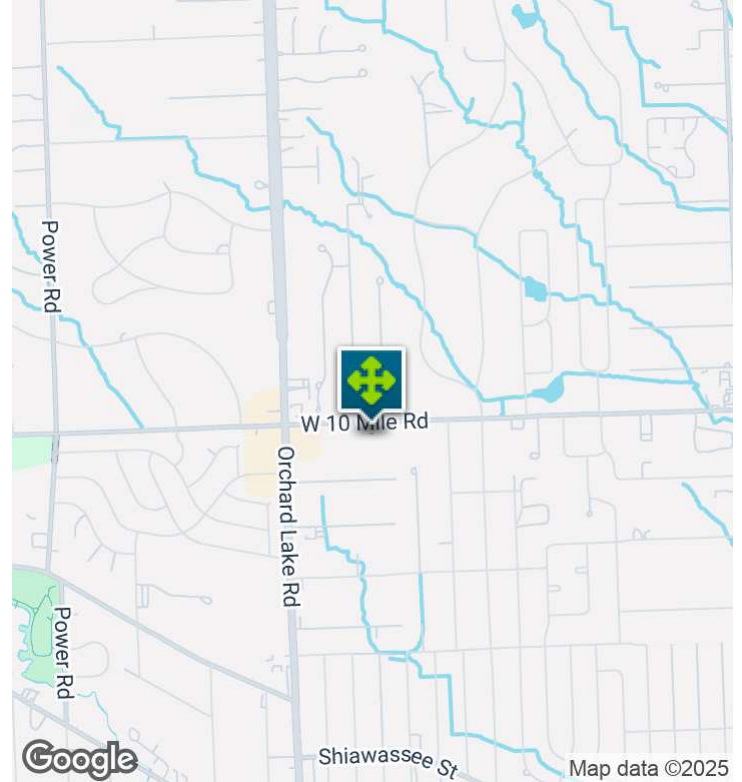
P.A. COMMERCIAL
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EXECUTIVE SUMMARY



Sale Price	\$950,000
Lease Rate	\$10.00 SF/YR (NNN)

OFFERING SUMMARY

Building Size:	15,814 SF
Available SF:	15,814 SF
Lot Size:	0.78 Acres
Price / SF:	\$60.07
Year Built:	1972
Renovated:	2019
Zoning:	B3
Market:	Detroit
Submarket:	Farmington/Farm Hills
Traffic Count:	9,665

PROPERTY OVERVIEW

Discover an exceptional opportunity with this 15,814 SF industrial/flex building located in Farmington, MI. Its spacious two-story layout includes 7,866 SF of shop space and 7,948 SF of office space - with 4,938 SF on the first floor and 3,010 SF on the second floor. With five (5) grade level doors, this B3-zoned property is perfectly poised to accommodate a wide range of industrial and flex space needs. Don't miss the chance to make this property the cornerstone of your commercial real estate portfolio.

LOCATION OVERVIEW

Located on the South side of W. 10 Mile Rd., just east of Orchard Lake Rd. Convenient location in business service area; close to I-696. The location's strategic position and access to the region's dynamic economic network make it an ideal destination for industrial and flex space investors and tenants alike.

PROPERTY HIGHLIGHTS

- 15,814 SF two-story industrial/flex space
- Zoned B3, ideal for industrial use
- Versatile layout for diverse business needs
- Five (5) grade-level doors
- Spacious and flexible floor plan



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INDUSTRIAL DETAILS

Property Type:	Flex/Office/Showroom
Building Size:	15,814 SF
Space Available:	15,814 SF
Shop SF:	7,866 SF
Office SF:	7,948 SF First Floor: 4,938 SF, Second Floor: 3,010
Occupancy:	Vacant
Zoning:	B3
Lot Size:	0.78 Acres
Parking Spaces:	39
Fenced Yard:	No
Trailer Parking:	No
Year Built / Renovated:	1972 / 2019
Construction Type:	Block/Steel Truss
Clear Height:	19'4"
Overhead Doors:	Five (5)
Truckwells/Docks:	No
Cranes:	No
Column Spacing:	Clear Span Warehouse
Power:	600 AMP 3 Phase
Buss Duct:	No
Air Conditioning:	Offices
Heat Type:	Forced Air
Lighting:	LED
Sprinklers:	Yes
Floor Drains:	N/A
Taxes:	\$16,210



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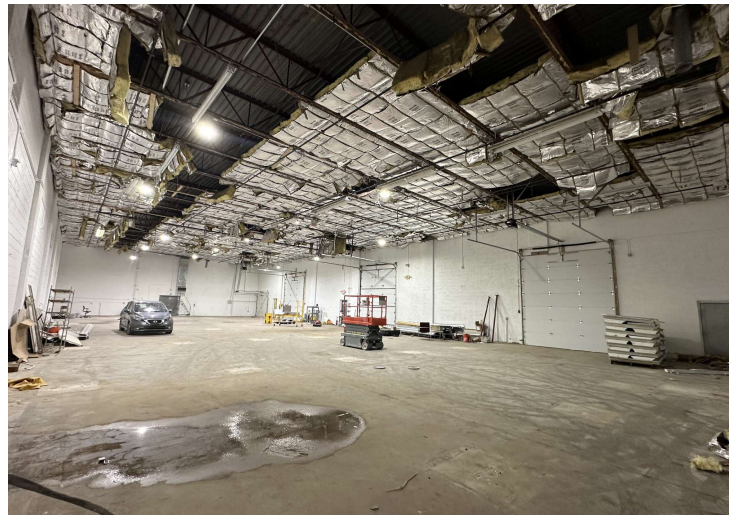
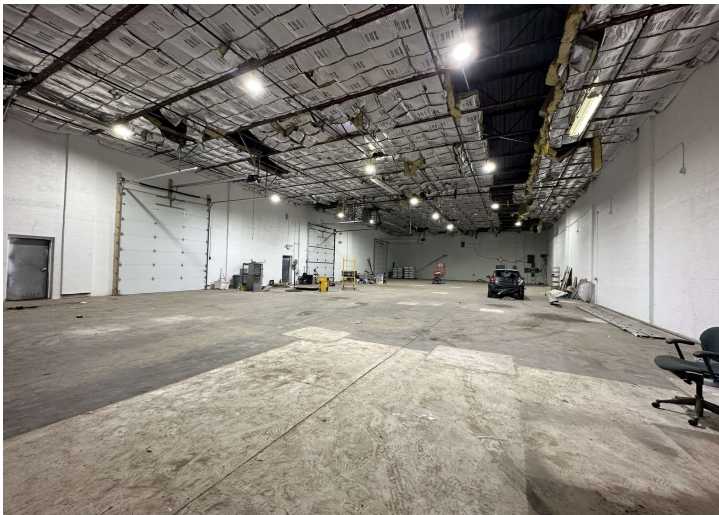
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ADDITIONAL PHOTOS



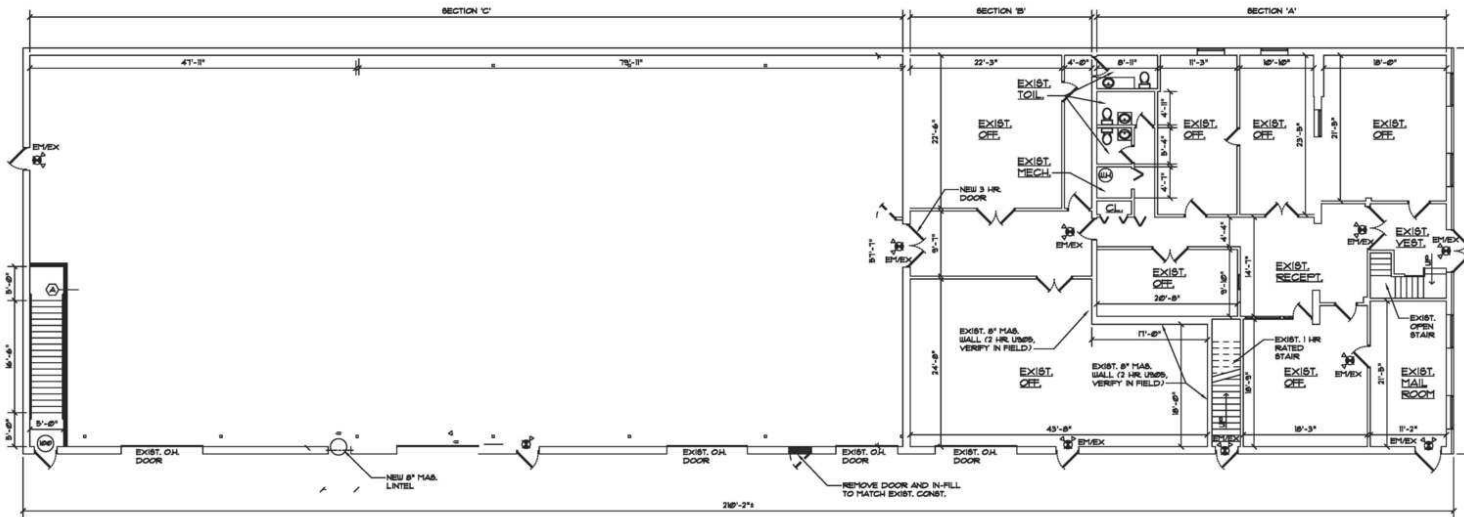
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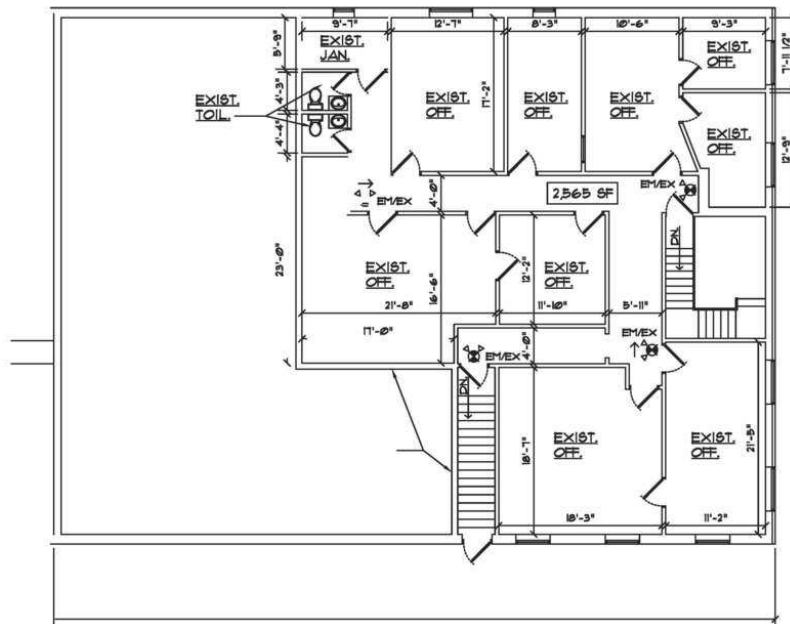
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FLOOR PLANS

1. ALL INTERIOR AND EXTERIOR WALLS ARE EXISTING AND TO REMAIN
2. ALL UNDOORS ARE EXISTING AND TO REMAIN
3. CONTRACTOR TO VERIFY EXACT HEIGHT FROM FIRST FLOOR TO SECOND FLOOR PRIOR TO FABRICATING NEW STAIRS
4. CONTRACTOR TO VERIFY THAT WALLS FROM FIRST FLOOR TO SECOND FLOOR LINE UP PRIOR TO OPENING THE FLOOR SYSTEM TO ENSURE CONTINUITY FOR ALL LANDINGS PER DIMENSIONS



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN

NORTH



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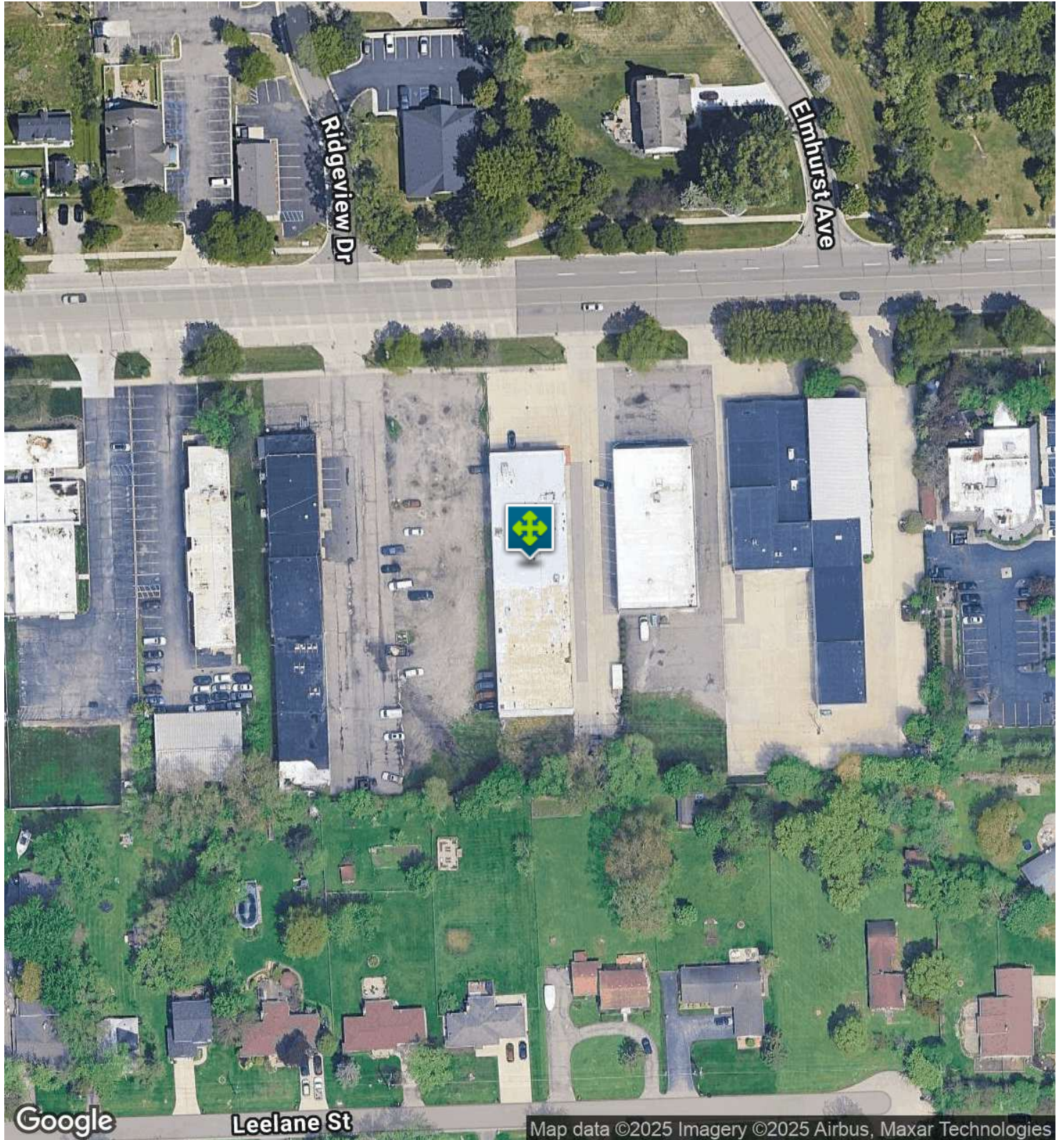
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AERIAL MAP



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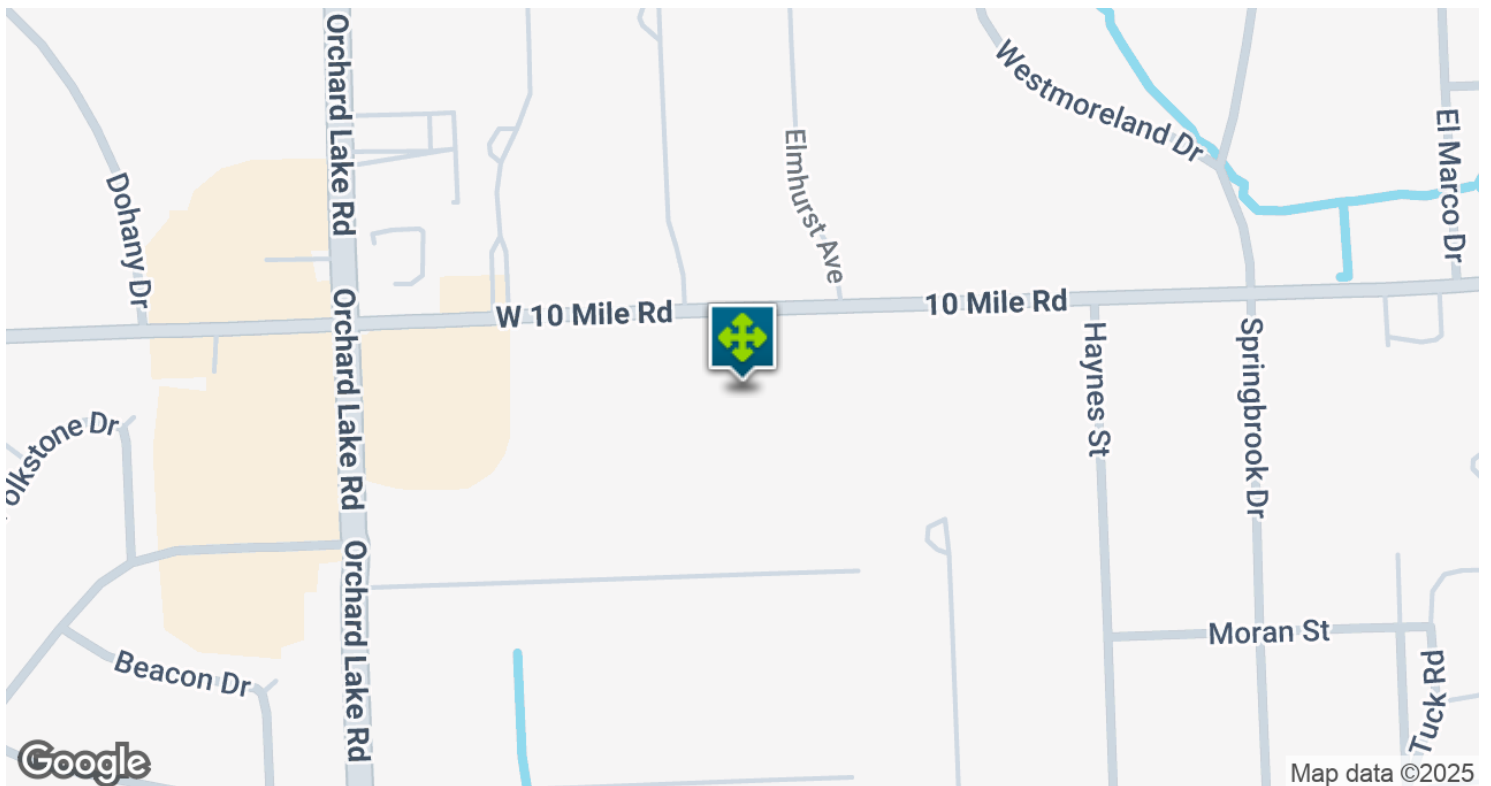
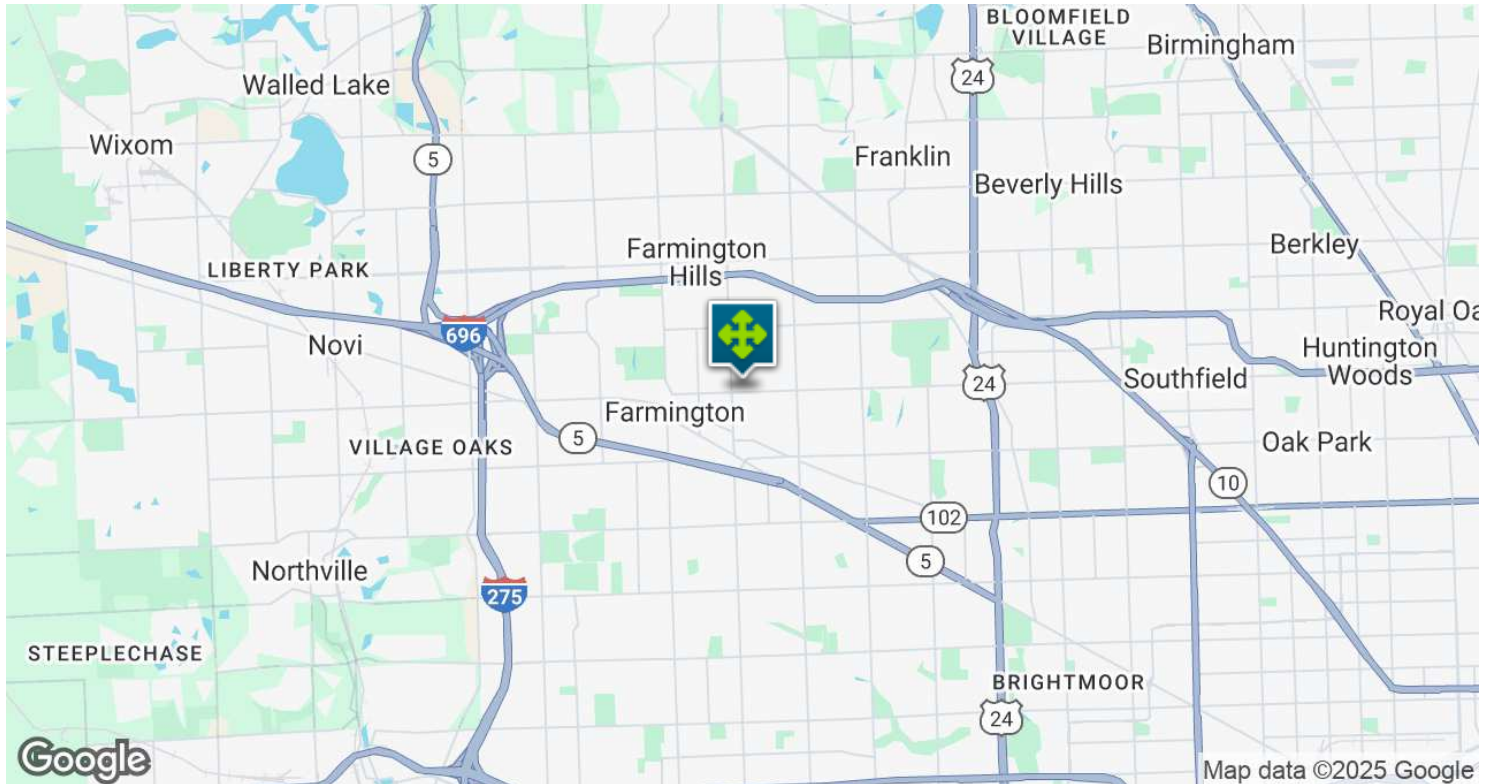
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LOCATION MAP



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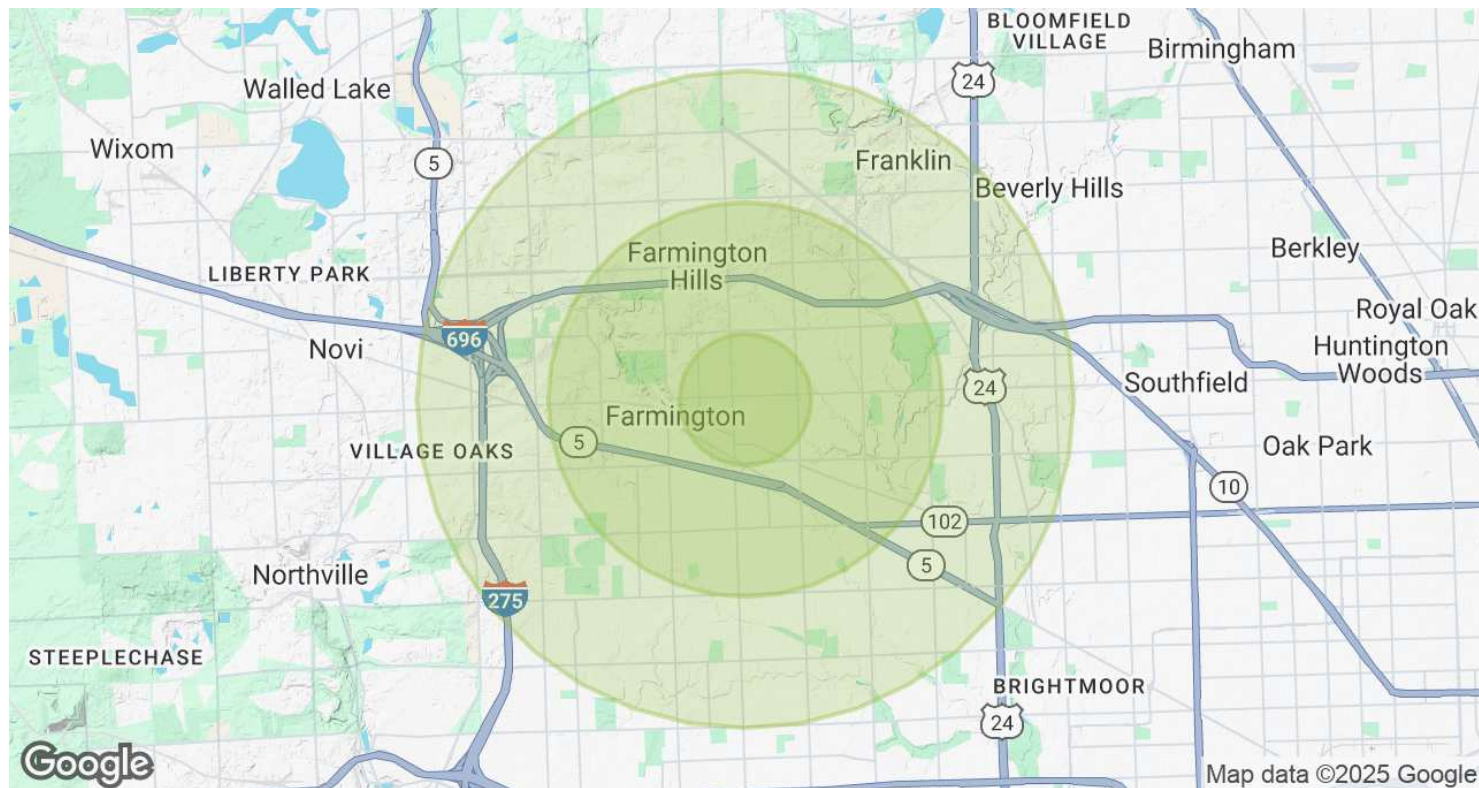
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,030	78,691	208,043
Average Age	43	43	44
Average Age (Male)	41	41	42
Average Age (Female)	44	44	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,819	34,909	90,263
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$115,446	\$113,642	\$113,674
Average House Value	\$264,387	\$282,191	\$301,135

Demographics data derived from AlphaMap



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