

31440

STEPHENSON HWY

MADISON HEIGHTS, MI 48071

PRICE REDUCED!



**HEAVY MANUFACTURING FACILITY FOR SALE
138,844 SF ON 10 ACRES**

NEWMARK

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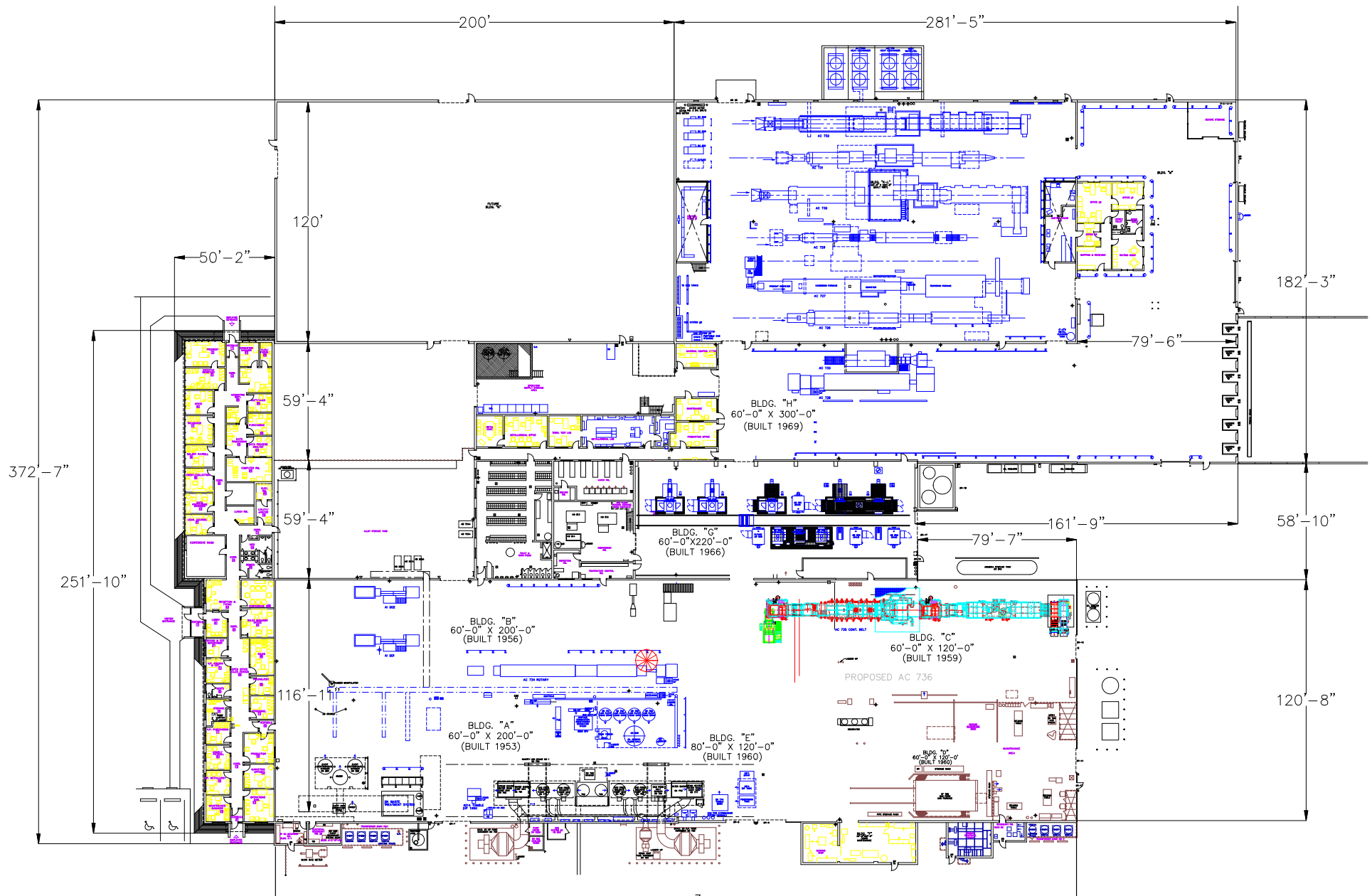


BUILDING DETAILS

- ▲ 138,844 SF on 10 acres
- ▲ 10,500 SF of office
- ▲ 23'-28' clear ceiling height
- ▲ 6 truck docks, multiple overhead grade doors
- ▲ Former heat-treating facility
 - ± 3000 kVA at 480 volts power
 - Large gas main
 - 5-ton and 3-ton bridge cranes and three 1-ton jib cranes
 - Extensive power distribution
 - Compressed air lines
 - Testing labs
 - Locker rooms
- ▲ Includes 4,400 SF out-building
- ▲ Large paved exterior lot with storage capabilities
- ▲ Expansion possibilities
- ▲ Asking \$9,750,000 (\$68.42/SF)



BUILDING PLAN



STEPHENSON HWY

LOCATION

- ▲ I-75 Freeway frontage and Stephenson Frontage with 60,000+ vehicles per day
- ▲ Easy free-way access at 12 Mile and 14 Mile roads



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