

23936 INDUSTRIAL PARK DRIVE FARMINGTON HILLS, MI 48335

PRIME INDUSTRIAL | STATE OF THE ART OFFICE SPACE FOR SALE



Prepared by:

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PRICE
\$2,500,000



MARKETING DESCRIPTION

- Located in a distinguished industrial park with seamless access to major highways, simplifying transport and logistics.
- Currently tenant-occupied, producing an 8% cap rate on a month-to-month lease.
- Tenant willing to sign a minimum three-year lease at closing.
- Option to deliver vacant at closing for owner-user.

INVESTMENT HIGHLIGHTS

Total Size:
20,968 sq. ft.

- **Zoning Classification:**
I-1 (Industrial), accommodating a wide variety of industrial operations.
- **Dedicated Meeting Room:**
Spacious, enclosed conference space ideal for team sessions, and presentations.
- **Breakroom & Kitchen:**
Fully outfitted kitchen with modern finishes, suitable for staff use or entertaining visitors.
- **Warehouse Height:**
16' ceilings, providing generous overhead clearance for storage, machinery, or operational needs.
- **Ample Parking:**
42 reserved parking spots, ensuring accessibility for staff, guests, and deliveries.
- **Property Condition:**
Interior and exterior in excellent shape; industrial section with substantial capacity and power. Fully renovated office space.
- **Shipments & Deliveries:**
The building offers a maintained (1) truck well and an (1) overhead door for CMV access.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	12,000	75,000	250,000
Average income	72,000	90,000	95,000
Households	5,000	30,000	100,000

Farmington Hills is an ideal destination for businesses, thanks to its strategic location in Oakland County, the wealthiest county in Michigan. The city offers an outstanding quality of life, along with a strong and supportive local government that works hand in hand with businesses. Farmington Hills has received several awards, including two financial excellence awards, a State History Award for a local institute, and an Impact Award from the Michigan Works! With a wide range of business resources, incentives, and a talented workforce, Farmington Hills provides the perfect environment for both new ventures and established companies looking to grow and thrive.

The city's prime location grants businesses access to a highly educated and skilled workforce, making it an attractive place for companies in need of top-tier talent. Major corporations operate on Industrial Park Drive. Additionally, the Farmington Hills Economic Development Corporation (EDC) and the local government are deeply committed to supporting business growth. They offer a variety of resources, including grants, tax incentives, and export assistance programs to help businesses at any stage of their development.



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