



Colliers

**For Sale | Industrial or Redevelopment**

### Property Highlights

## 414 E. Hudson Avenue | Royal Oak, MI

- 74,426 SF on 3.65 Acres
- Potential Redevelopment Opportunity (Residential/Multifamily Adjacent)
- 22' - 27' Clear Height
- Eight (8) Docks (9' x 10') With Manual Levelers and Lights
- Ten (10) Oversized Grade Level Doors
- Two (2) Truck Scales
- Drive-Through Mechanic Bay
- Heavy Power - 4,200A/480V/3-Phase (To Be Verified By Buyer Electrician)
- Active Rail Spur With Five (5) Loading Docks and Three (3) Manual Levelers
- All Concrete Lot - Fully Fenced With Electric Gates
- Excellent Access to I-75 and I-696

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# PROPERTY SPECS

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## 414 E. Hudson Avenue | Royal Oak, MI

<b>Gross SF:</b>	74,426
<b>Office SF:</b>	7,500± (Two Stories – Elevator Served)
<b>Warehouse SF:</b>	66,926±
<b>Year Built:</b>	1974
<b>Ceiling Height:</b>	22' – 27' Clear
<b>Oversized Grade Level Doors:</b>	Ten (10) One (1) 12' x 14'; Two (2) 14' x 14'; One (1) 16' x 14'; Three (3) 16' x 18'; One (1) 16' x 22'; One (1) 14' x 26'; One (1) 24' x 26'
<b>Docks:</b>	Eight (8) w/Manual Levelers and Lights
<b>Power:</b>	Heavy – 4,200A/480V/3-Phase (To Be Verified By Buyer Electrician)
<b>Heating:</b>	Radiant Tube
<b>Sprinklers:</b>	Yes
<b>Railroad:</b>	Yes
<b>Parking:</b>	All Concrete Lot – Fully Fenced w/Electric Gates
<b>Parcel Id:</b>	72-25-22-304-014
<b>Acreage:</b>	3.65
<b>Zoning:</b>	General Industrial
<b>Crossroad:</b>	E. Hudson Avenue / Knowles Street



### Financials

Sale Price:	Contact Broker
Annual Property Taxes:	
2024 Summer	\$77,671.70
2023 Winter	\$13,367.99
Property Taxes PSF:	\$ 1.22

### Highlights

- Downtown Royal Oak Location (One Block Off Main Street)
- Walkable to Many Amenities
- Encompasses Entire City Block With Access From Two Sides
- Elevator Served, Premium, Two-Story Office With Kitchen, Dining Room and Bar Area

# PROPERTY PHOTOS

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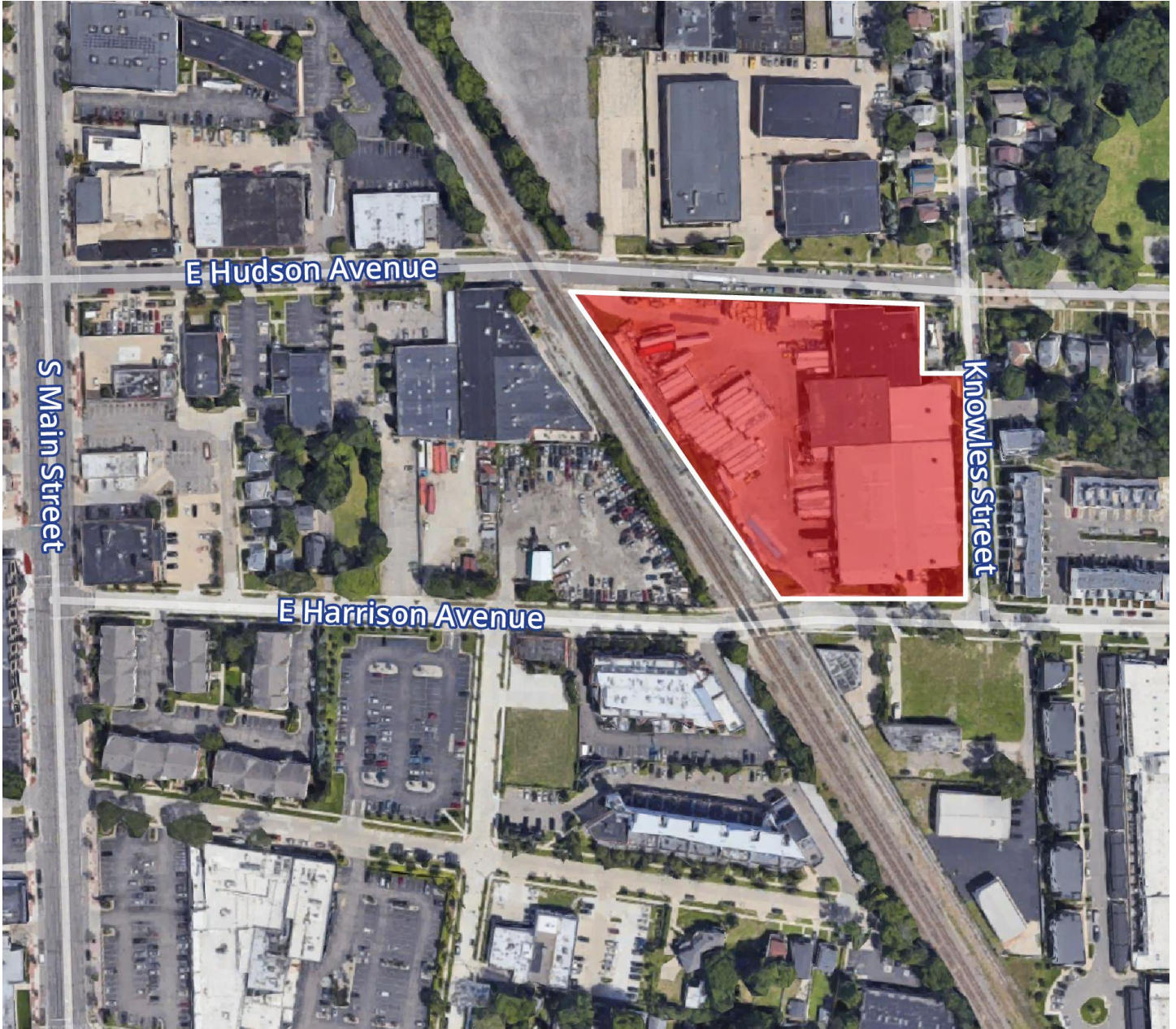
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# AERIAL

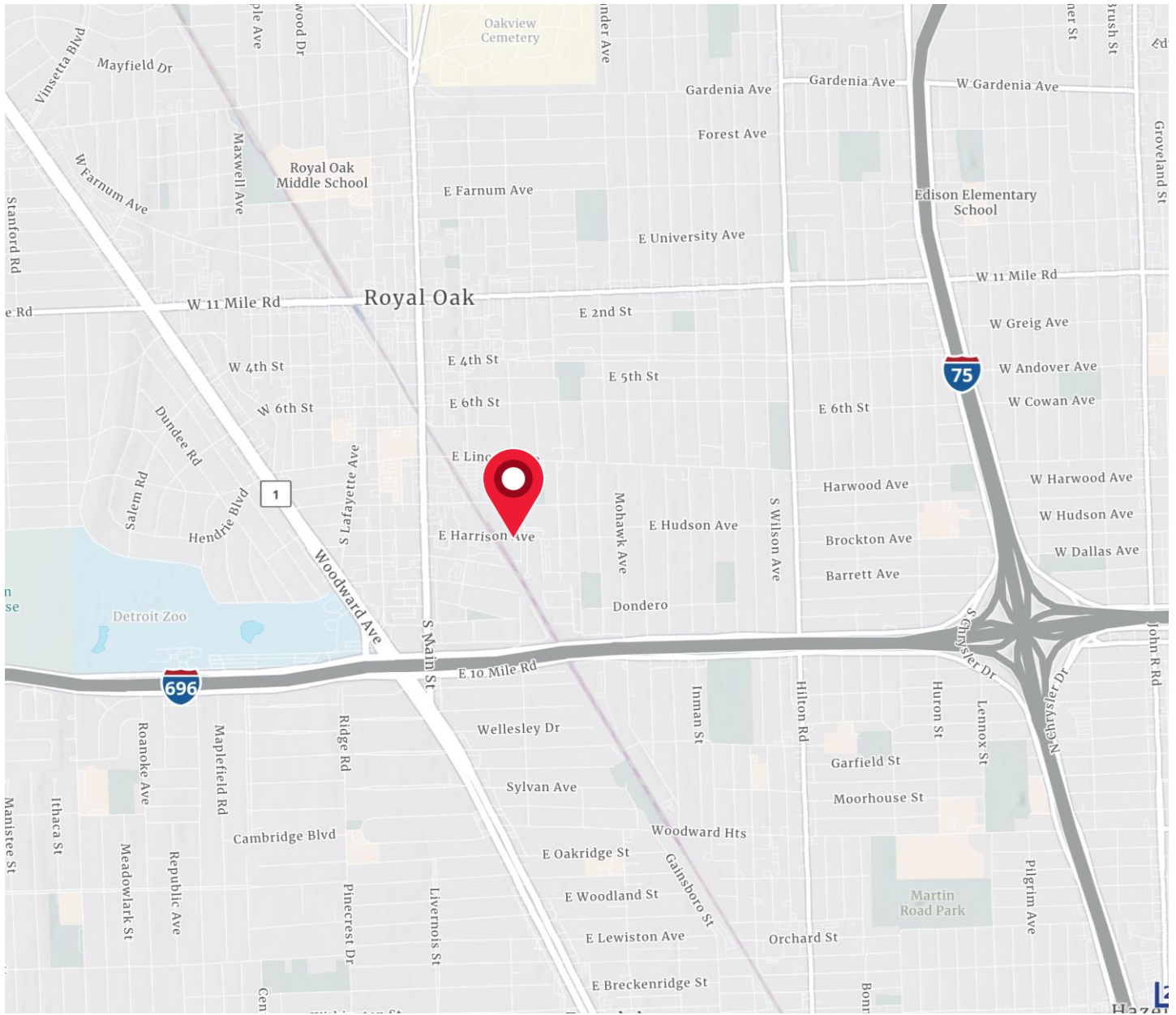
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# LOCATION MAP

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*We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.*

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