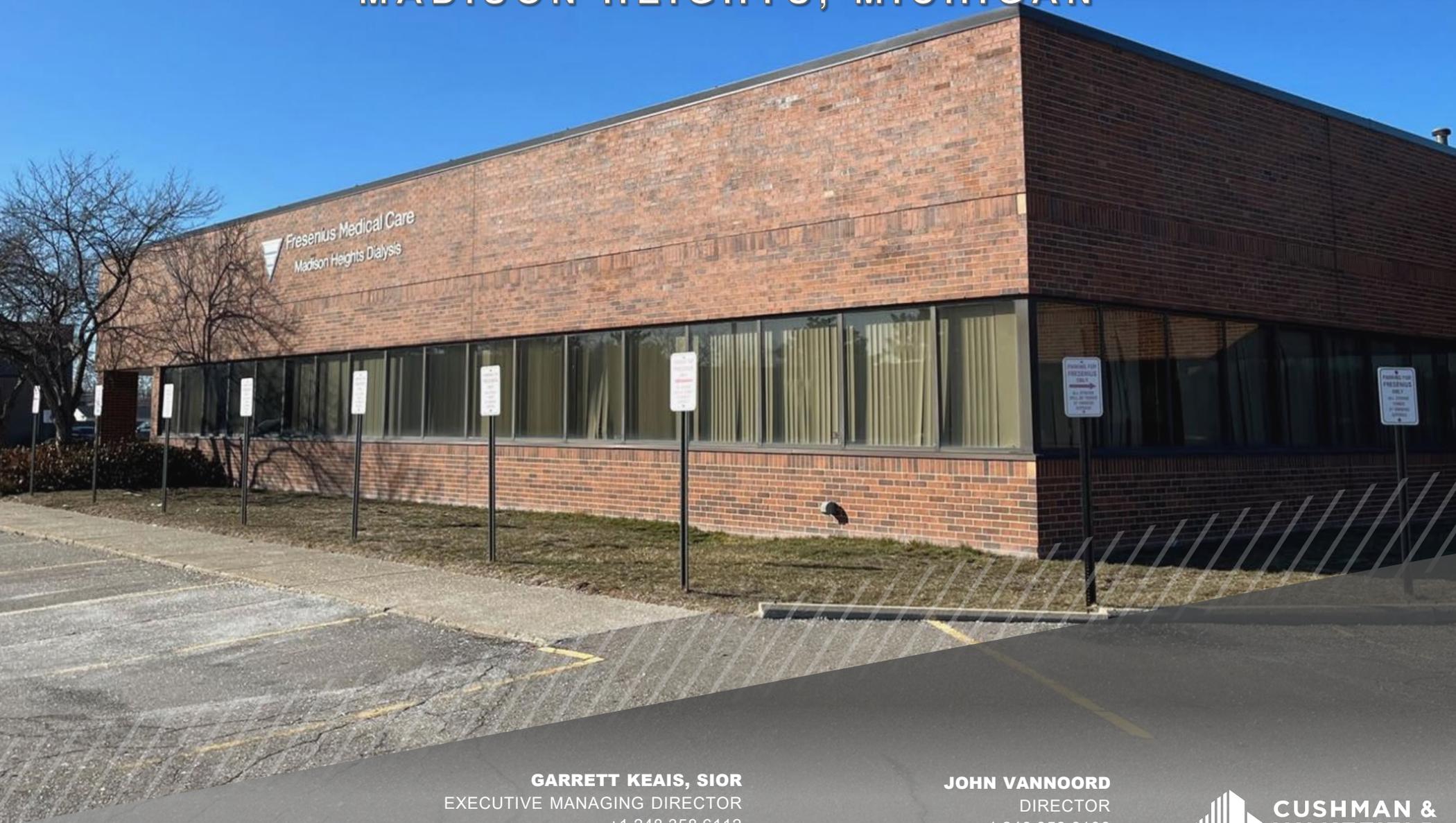


FOR SALE OR LEASE

25780-25790 COMMERCE DRIVE

MADISON HEIGHTS, MICHIGAN



GARRETT KEAIS, SIOR
EXECUTIVE MANAGING DIRECTOR
+1 248 358 6112
garrett.keais@cushwake.com

JOHN VANNOORD
DIRECTOR
+1 248 358 6106
john.vannoord@cushwake.com



PROPERTY INFORMATION

25780-25790 COMMERCE DRIVE

25,616 SF AVAILABLE

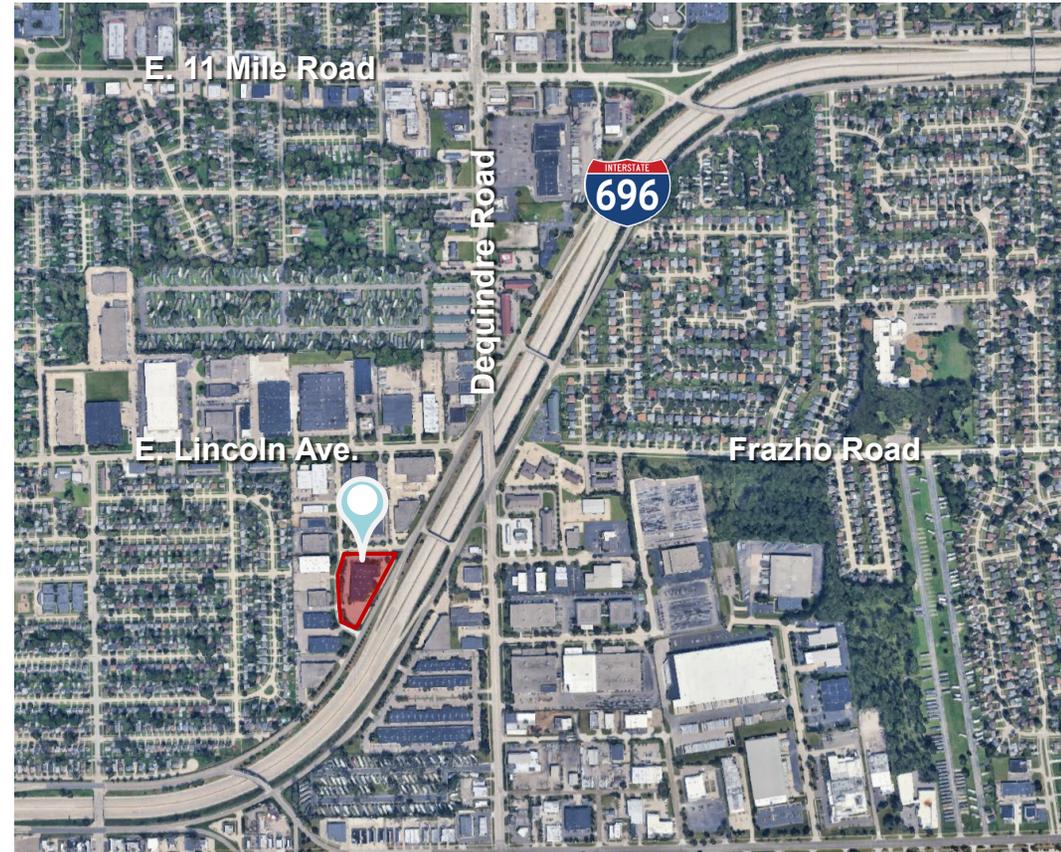
IN PLACE INCOME:

Leases with Fresenius Medical Care (8,500 SF) and International Outdoor (on-site billboard)

PROPERTY HIGHLIGHTS

- Convenient location to I-696 and I-75
- Clean and professional corporate image
- Zoned M-1, Light Industrial, making it a great high-tech/flex opportunity
- One overhead door (8'x10')

Address	25780-25790 Commerce Drive, Madison Heights, MI 48071
Total Building Square Footage	34,116 SF
Floors	1
Parking	194 Spaces (5.71/1,000 SF)
Total Land Acreage	2.87 Acres
Zoning	M-1: Light Industrial District
Year Built	1985
Parcel ID	25-24-426-038 01
2024 Taxes	\$78,280



TRAFFIC COUNTS

Intersection	Cars Per Day
I-696 Ramp & Commerce Dr.	8,425
I-696 & Commerce Dr.	118,067
Heights Dr. & Deguindre Rd.	12,758

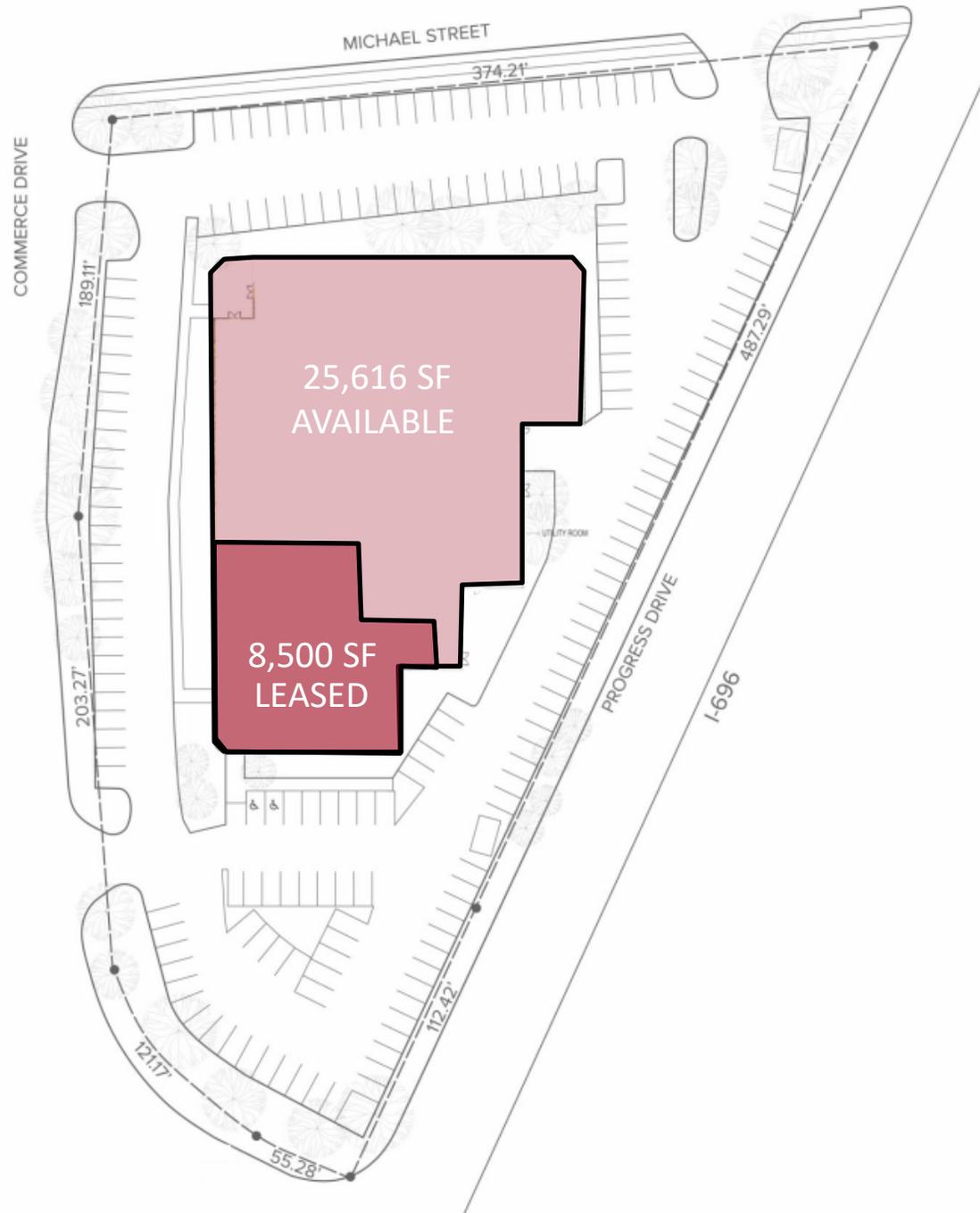
BUILDING AERIAL

25780-25790 COMMERCE DRIVE



FLOORPLAN

25780-25790 COMMERCE DRIVE



PHOTOS

25780-25790 COMMERCE DRIVE



25780-25790 COMMERCE DRIVE

MADISON HEIGHTS, MICHIGAN



GARRETT KEAIS, SIOR
EXECUTIVE MANAGING DIRECTOR
+1 248 358 6112
garrett.keais@cushwake.com

JOHN VANNOORD
DIRECTOR
+1 248 358 6106
john.vannoord@cushwake.com

©2025 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.