

1751 E. LINCOLN AVE.



**INDUSTRIAL/FLEX
FOR SALE OR LEASE**

9,760 - 29,160 SF

ADDRESS //	1751 E. LINCOLN AVE
CITY //	MADISON HEIGHTS, MI 48071



hello@aeresrealestate.com | (248) 971-0306
ryan.brittain@colliers.com | (248) 226-1810

PROPERTY HIGHLIGHTS

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BUILDING SIZE //	ASKING PRICE //	ACREAGE + PARCEL ID //
29,160 SF For Lease: 9,760-29,160 SF	SALE: \$2,800,000 (\$96.02 PSF) LEASE: Inquire with Broker	2.1 acres 25-24-251-016
ZONING //	PARKING //	YEAR BUILT //
M-1 - Light Industrial	Fenced, all concrete lot, heavily parked with approximately 138 parking spaces	1983 with recent improvements in 2019
SPECS //	FEATURES //	STORIES //
18' clear height (1) 12x14 grade level door 480V 3-phase power	Possible outdoor storage. Easy on/off I-696 at Dequindre and less than one mile to I-75, center of the dial for Metro Detroit.	One-story industrial building with fully sprinkled 2nd story space at the back of the building.



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SQ FEET AVAILABLE //

Up to 29,160 SF

NOTABLE HIGHLIGHTS //

One of a kind opportunity with beautifully built out office space with modern finishes. The property is currently built out for high image creative office space, but could be converted to light industrial. Includes one (1) 12' w x 14' h grade level door and a 18' clearance under joist. The property has an abundance of parking on a fenced, all concrete lot and easy access to major highways. Updated 110V LED high bay lighting. Power is 480V 3-Phase. Furniture can be included.

AREA OVERVIEW //

Madison Heights is a part of Oakland County's Automation Alley with more than 1,300 commercial and industrial businesses and services within the city. One of the highest rated cities to work and live in in Metro Detroit. Additionally, Madison Heights is conveniently located in the heart of Metro Detroit with quick access to multiple major metropolitan areas.



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PROPERTY PHOTOS

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EXTERIOR PHOTOS

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ON-SITE PARKING/ POSSIBLE OUTDOOR STORAGE

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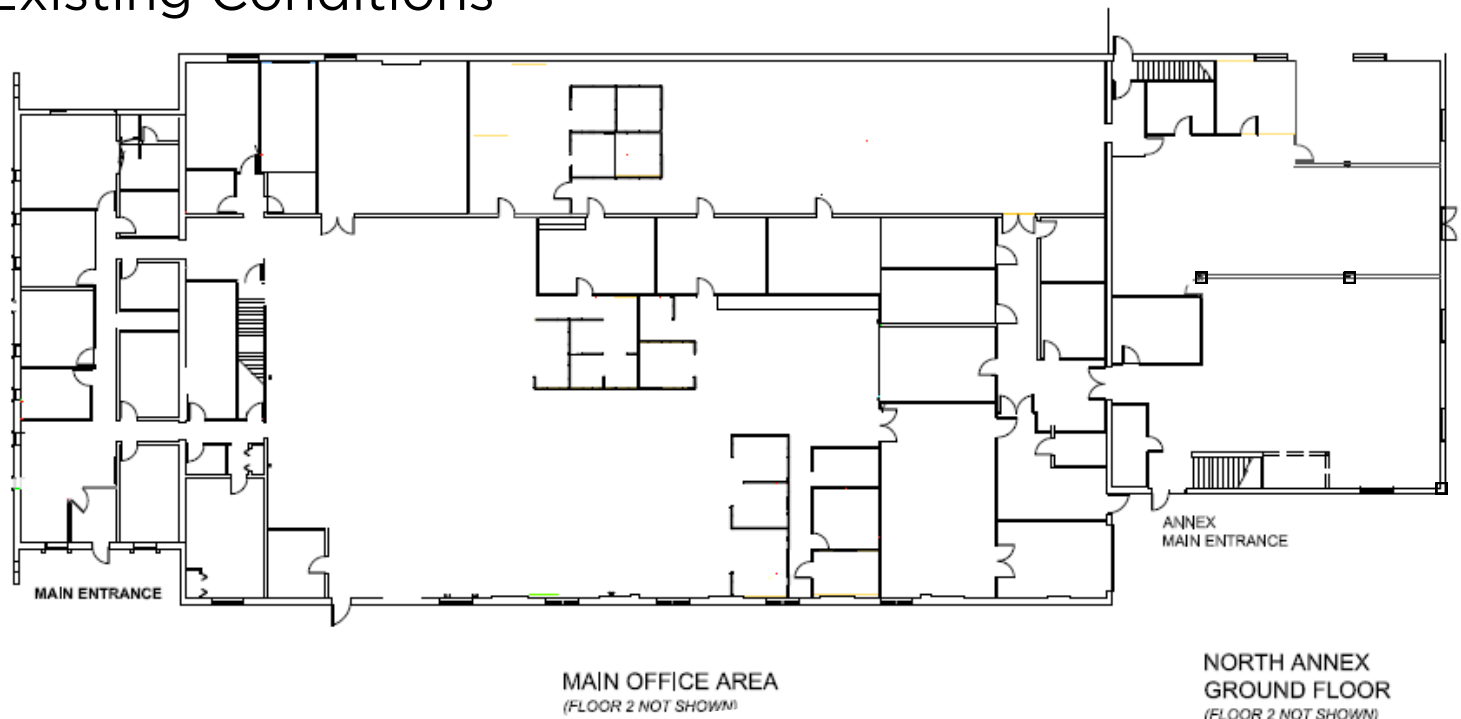
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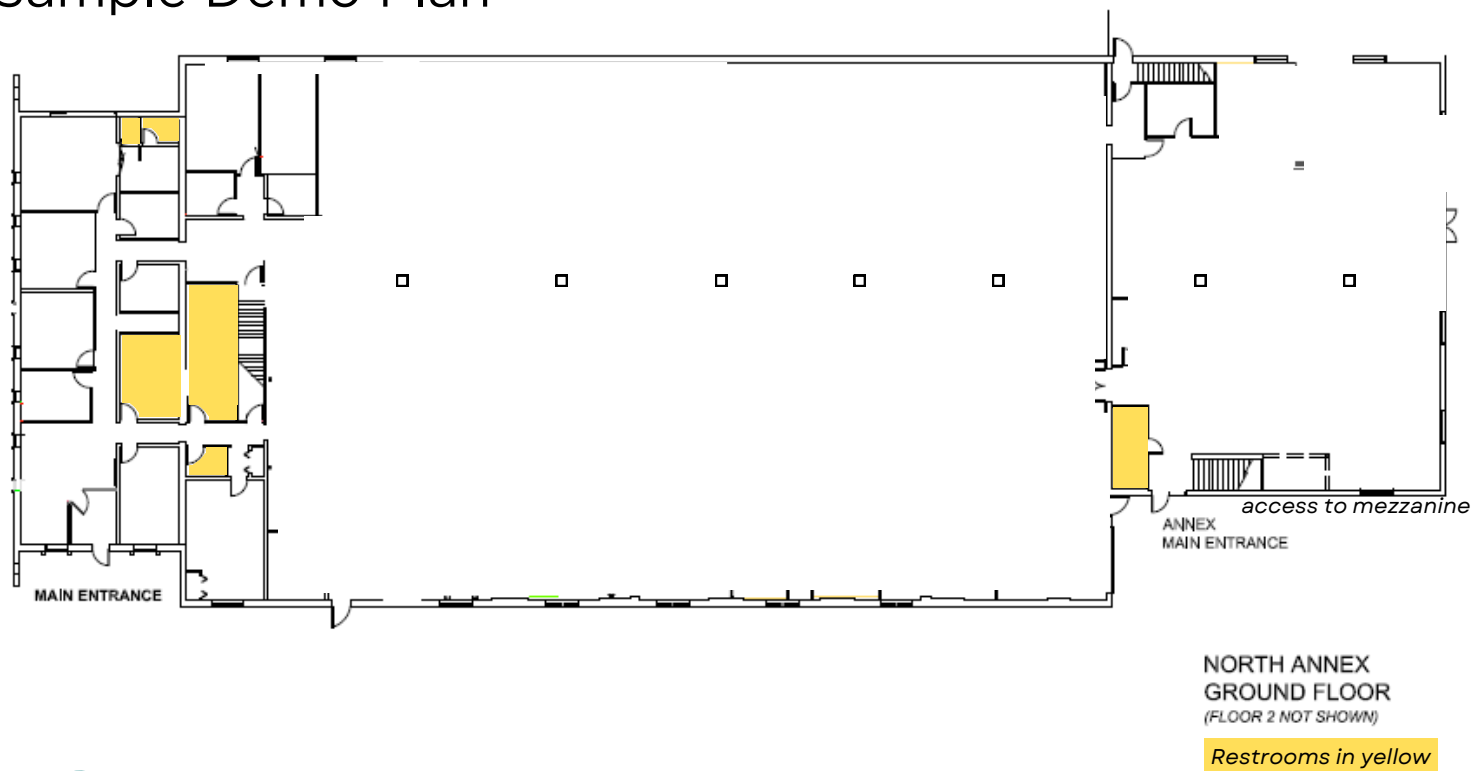
FLOOR PLAN

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Existing Conditions



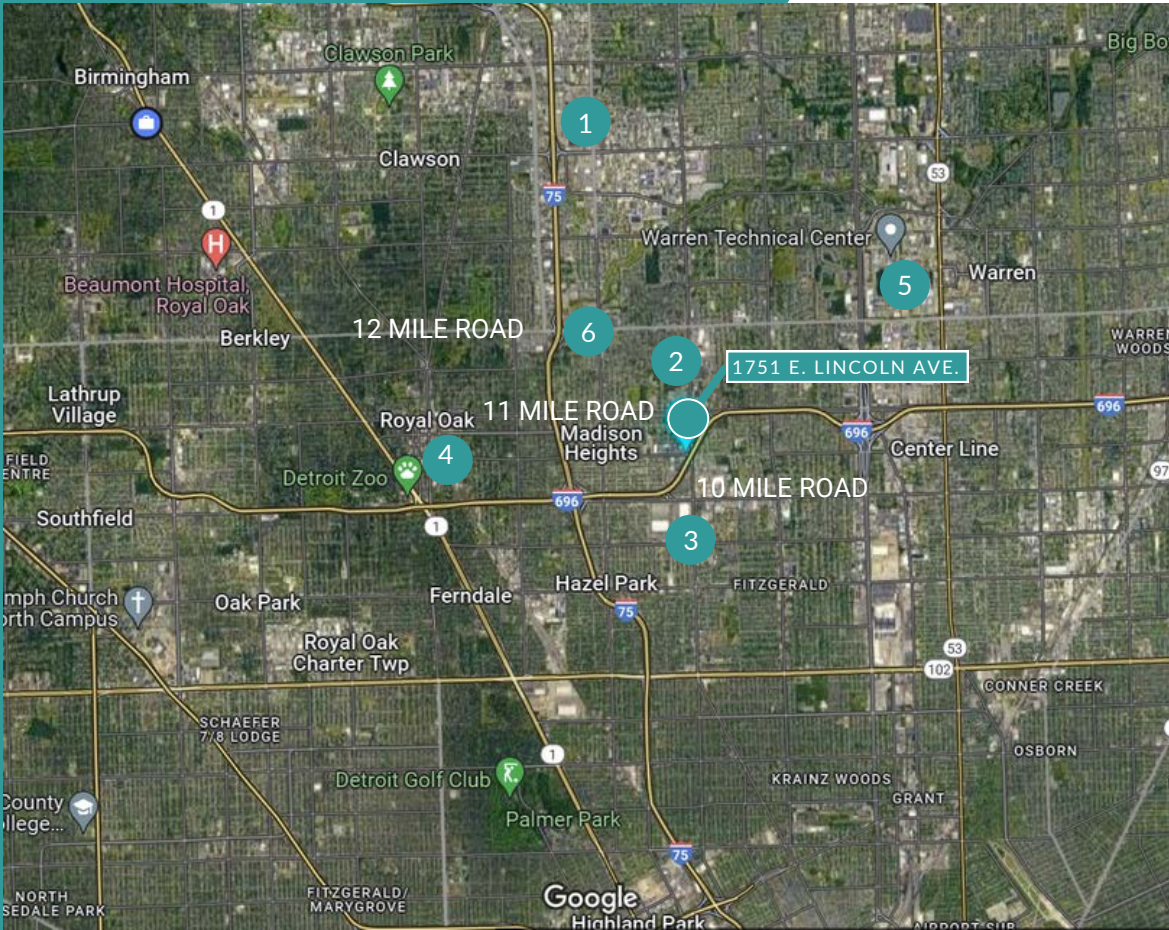
Sample Demo Plan



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AREA OVERVIEW

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1 //	OAKLAND MALL	4 //	DOWNTOWN ROYAL OAK
2 //	ASCENSION MACOMB-OAKLAND HOSPITAL	5 //	GM TECH CENTER
3 //	AMAZON DELIVERY STATION	6 //	HOME DEPOT, LOWE'S, ETC.

OTHER NOTABLE PLACES



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GET TO KNOW AERES

LOCAL + GLOBAL PROJECTS

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AERES is a female-led commercial real estate team that specializes in office, retail, and industrial assignments in the Metro Detroit area.

Our ethos is **ethics**, **creativity**, and **drive**. We believe these are critical for successful commercial real estate advisors and are the values we bring to each transaction.

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BRANDS WE'VE WORKED WITH //

Ferrari

SERENA & LILY



BAKEHOUSE 46
NEIGHBORHOOD CAFÉ & BAKERY

HEARST



OmnicomGroup

CRAIN COMMUNICATIONS

HEIRLOOM
HOSPITALITY



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Information was obtained from sources believed to be reliable but is subject to further verification for accuracy. No liability for errors or omissions is assumed. You should confirm any potential uses with the city zoning ordinance and associated officials. Any reliance on this information is solely at your own risk.