

EST. **TD** 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

32575 FOLSOM RD

32575 Folsom Rd, Farmington Hills, MI 48336



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

FRANK RAKIPI

Vice President

frakipi@thomasduke.com

ERIC SZERLAG

Vice President

eszerlag@thomasduke.com



OFFERING SUMMARY: 32575 Folsom Rd | Farmington Hills, MI 48336



PROPERTY OVERVIEW

10,233 SF Industrial Building on 1.56 Acres

OFFERING SUMMARY

Sale Price: \$1,150,000
Building Size: 10,233 SF
Year Built: 1971

PROPERTY HIGHLIGHTS

- Excellent Industrial Opportunity in Farmington Hills
- New Roof in 2022
- 4 Grade level Drive In Doors
- 19' Clear Ceilings in Warehouse
- Fenced-in Lot
- 3-Phase Power

BUILDING/PROPERTY INFORMATION: 32575 Folsom Rd | Farmington Hills, MI 48336
BUILDING INFORMATION

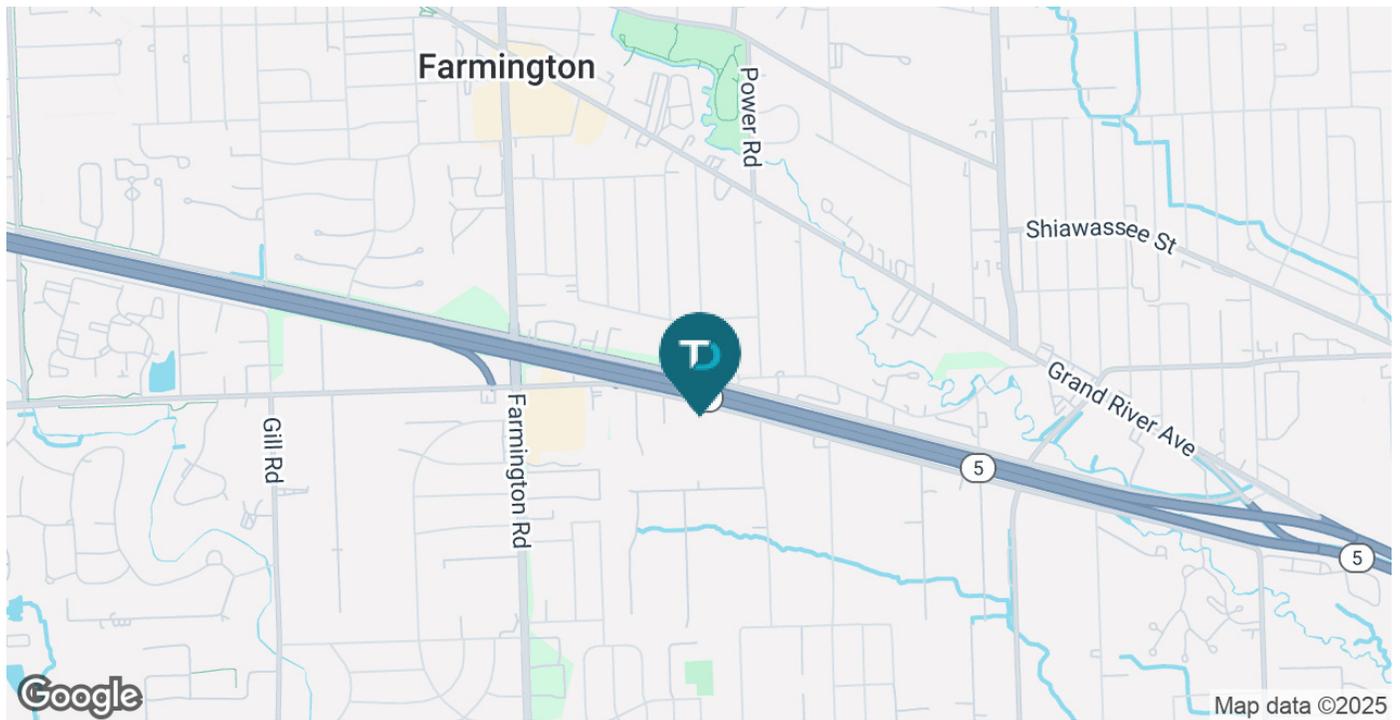
Price/SF:	\$112.38
Building Size:	10,233 SF
Year Built:	1971
Number of Floors:	2

PROPERTY INFORMATION

Lot Size:	1.56 Acres
Property Type:	Industrial
Property Subtype:	Flex Space
2024 Taxes:	Summer - \$16,613 Winter - \$5,167
Zoning:	LI-1 -Light Industrial District P-1 -Vehicular Parking District
Traffic Count:	M-5 - 31,946 vpd Farmington Rd - 20,337
Legal Description:	Available Upon Request
APN:	22-23-34-126-039 22-23-34-126-031 22-23-34-126-040

LOCATION INFORMATION

Located on the South side of Folsom Rd, East of Farmington Rd.



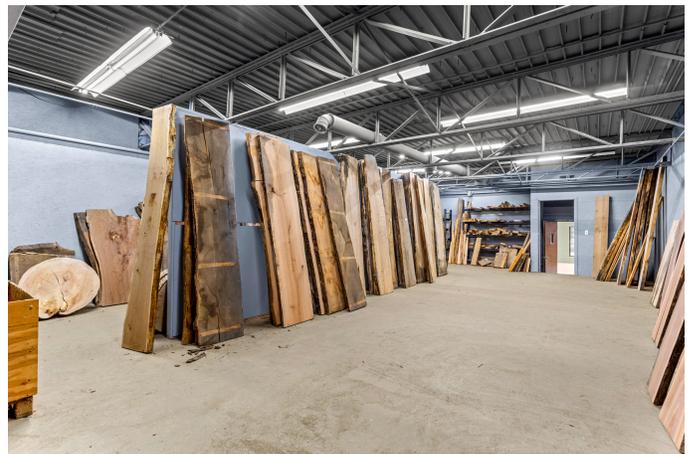
EXTERIOR PHOTOS: 32575 Folsom Rd | Farmington Hills, MI 48336



INTERIOR PHOTOS: 32575 Folsom Rd | Farmington Hills, MI 48336



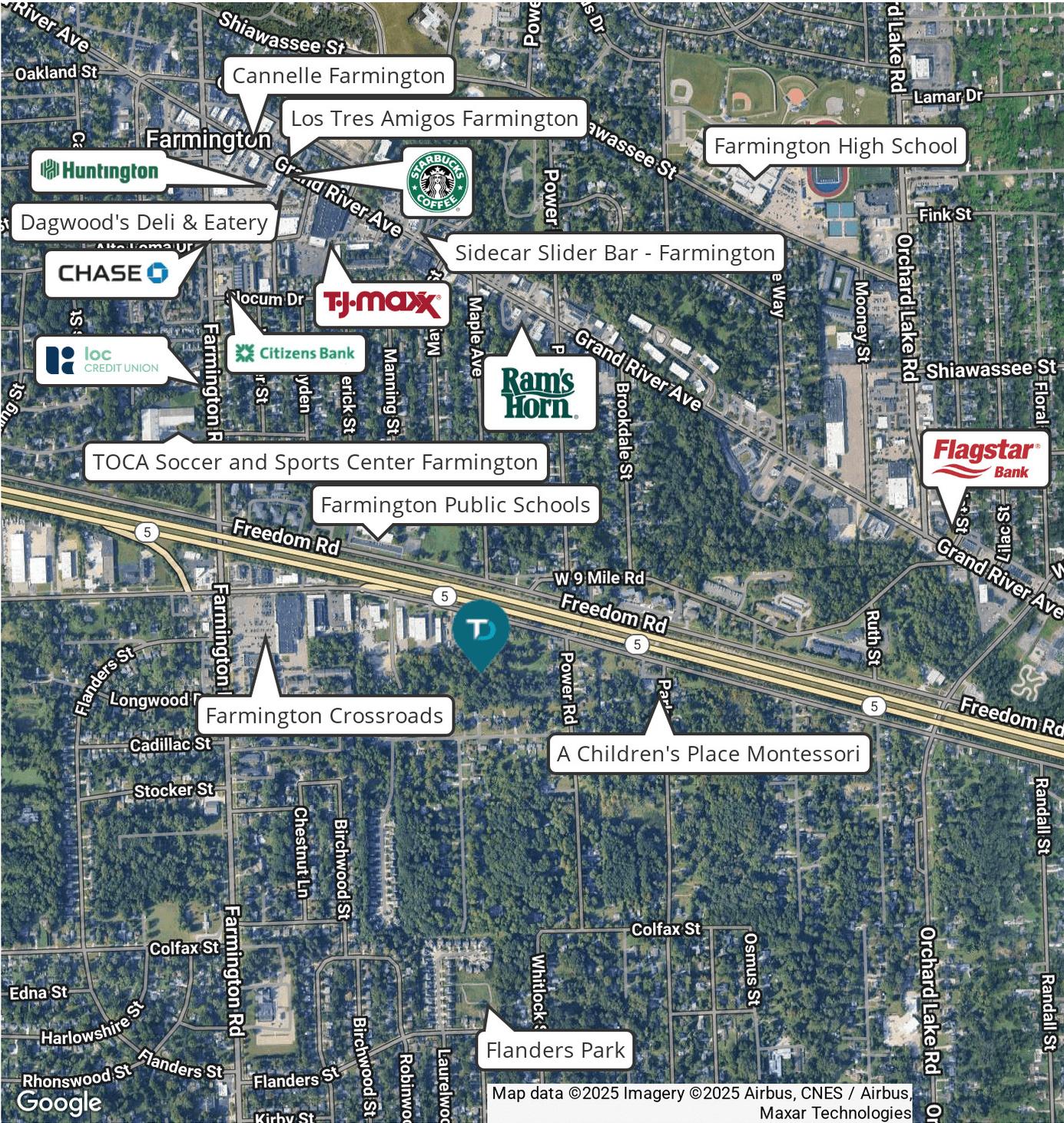
INTERIOR PHOTOS: 32575 Folsom Rd | Farmington Hills, MI 48336

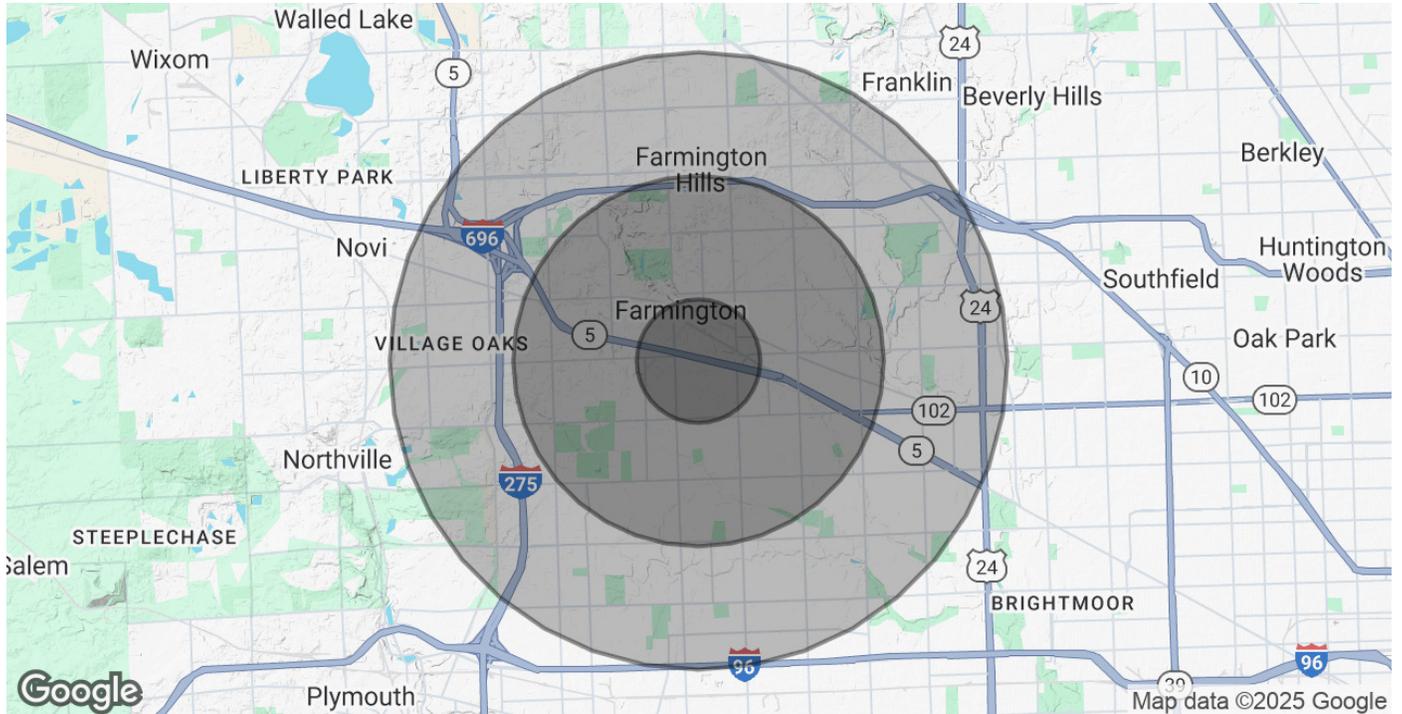


AERIAL PHOTOS: 32575 Folsom Rd | Farmington Hills, MI 48336



RETAILER MAP: 32575 Folsom Rd | Farmington Hills, MI 48336



DEMOGRAPHICS MAP & REPORT: 32575 Folsom Rd | Farmington Hills, MI 48336


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,392	82,009	210,243
Average Age	45	43	44
Average Age (Male)	43	42	42
Average Age (Female)	46	44	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,565	35,691	90,270
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$111,668	\$119,980	\$111,953
Average House Value	\$282,466	\$298,924	\$291,967

Demographics data derived from AlphaMap