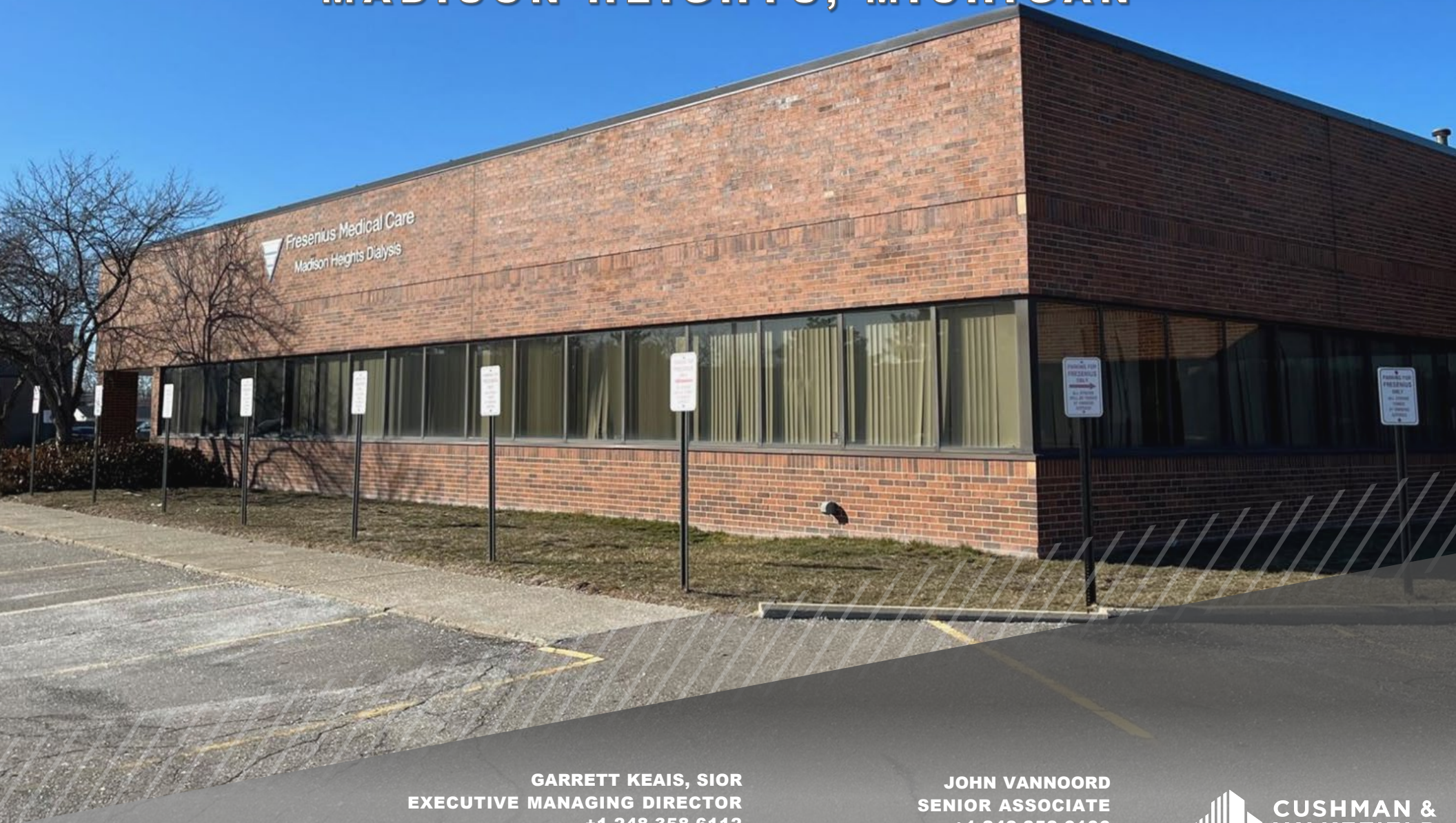


FOR SALE OR LEASE

25780-25790 COMMERCE DRIVE

MADISON HEIGHTS, MICHIGAN



Fresenius Medical Care
Madison Heights Dialysis

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**CUSHMAN &
WAKEFIELD**

PROPERTY INFORMATION

25780-25790 COMMERCE DRIVE

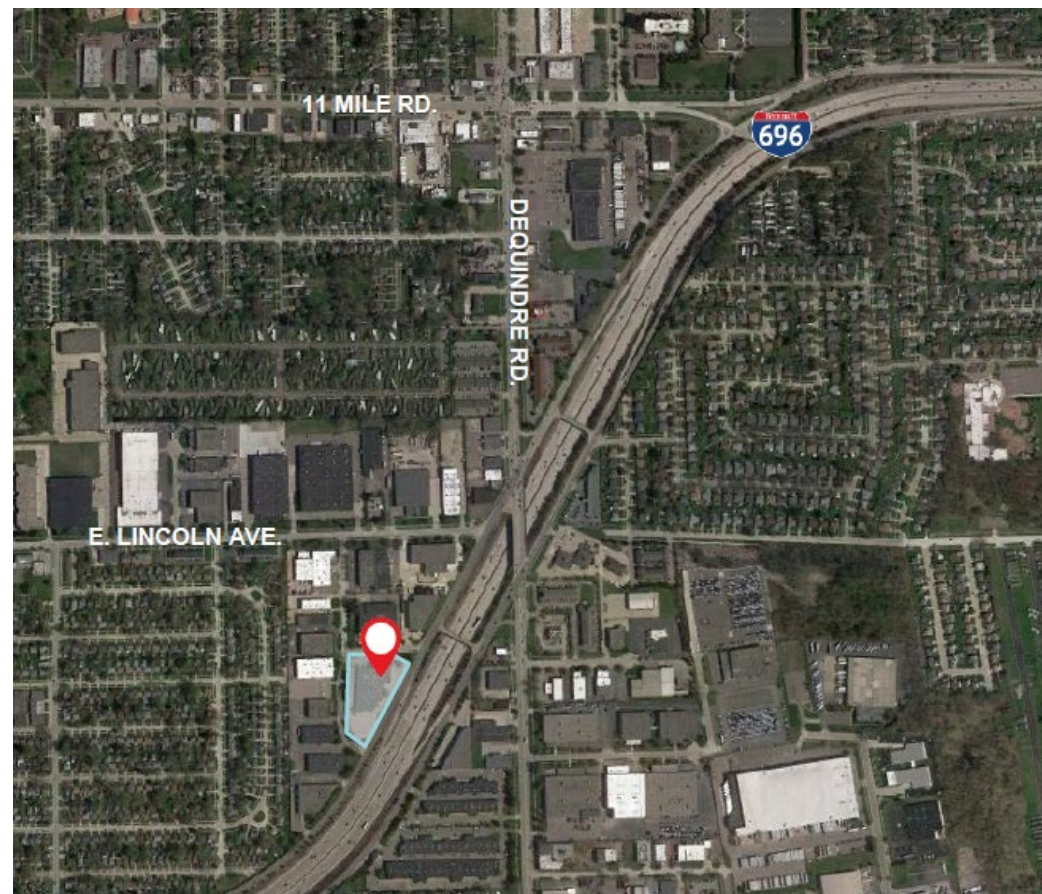
25,616 SF AVAILABLE

IN PLACE INCOME: Lease with Fresenius Medical Care (8,500 SF) and International Outdoor (Onsite Billboard)

PROPERTY HIGHLIGHTS

- ✓ Convenient location to I-696 and I-75
- ✓ Clean and professional corporate image
- ✓ The building's zoning, 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 |
| Total 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 |
| 2021 Taxes | \$66,638 |
| Sale Price | \$3,750,000 |

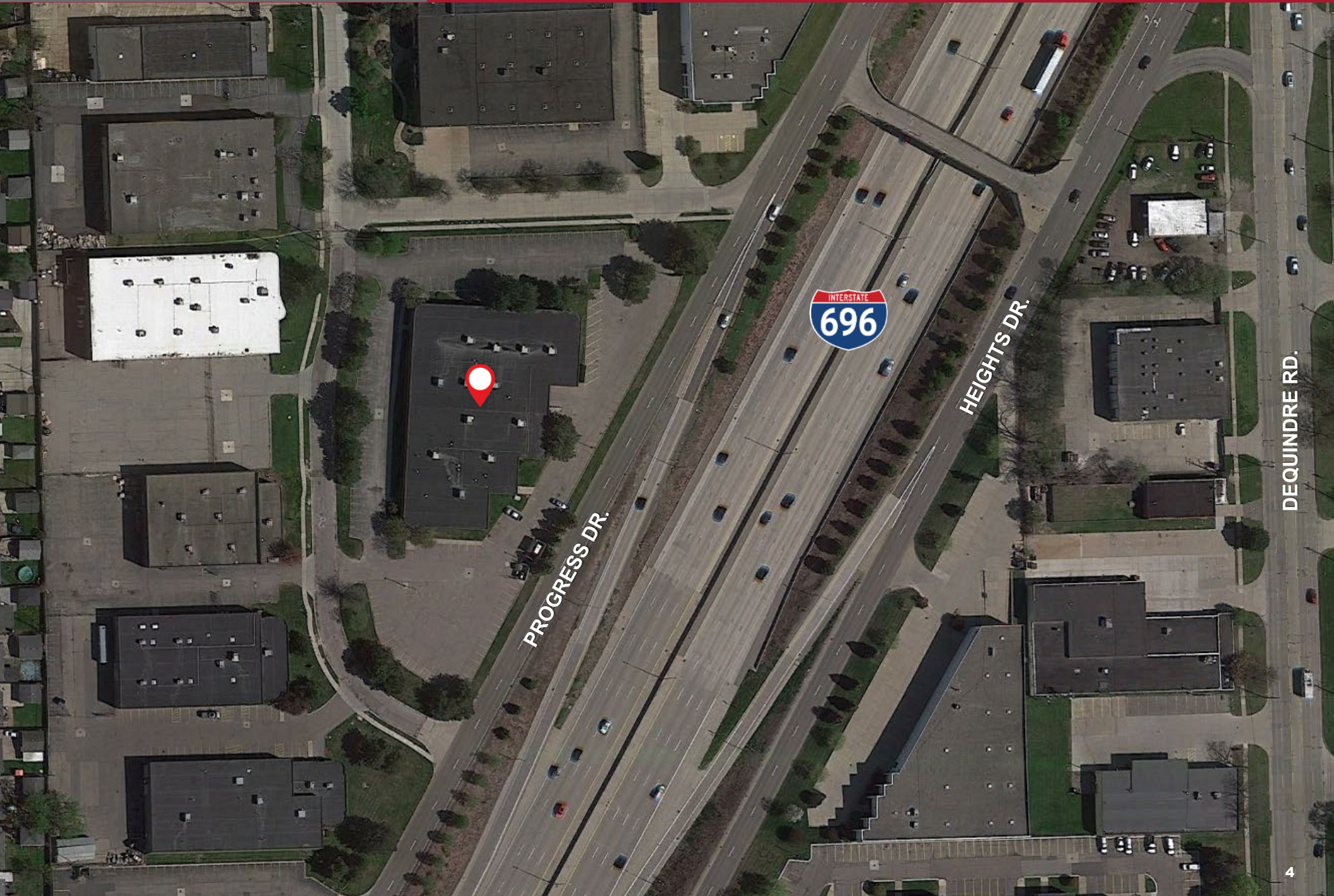


TRAFFIC COUNTS

| Intersection | Cars Per Day |
|--------------------------------|--------------|
| I696 Ramp & Commerce Dr. | 8,425 |
| I696 & Commerce Dr. | 118,067 |
| Heights Dr. & Dequindre Rd. NE | 12,758 |

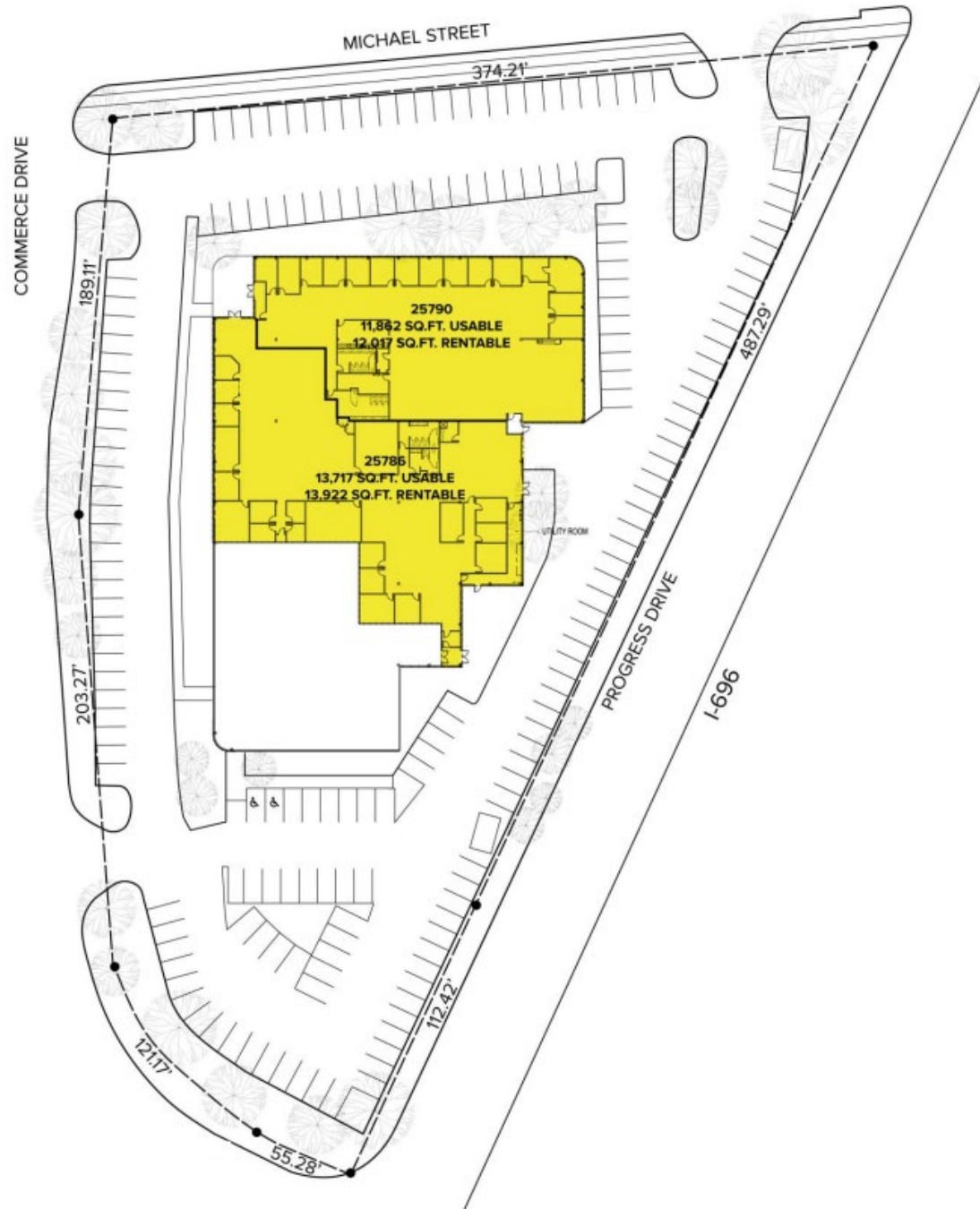
BUILDING AERIAL

25780-25790 COMMERCE DRIVE



FLOORPLAN

25780-25790 COMMERCE DRIVE



PHOTOS

25780-25790 COMMERCE DRIVE



25780-25790 COMMERCE DRIVE

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