

32439 INDUSTRIAL DRIVE
MADISON HEIGHTS, MICHIGAN

INDUSTRIAL FOR SALE OR LEASE
34,800 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

EXCELLENT CRANE FACILITY



PROPERTY FEATURES

- 34,800 square feet available
- 5,600 square feet of office
- 27' clear height
- (3) 15' x 14' grade level doors, (1) truckwell
- (3) 25-Ton and (1) 15-Ton crane
- 20' under hook height
- Zoned Light Industrial
- Located on 2.2 acres
- 81 parking spaces
- 2000 amps, 480 volts power, 3 rows buss duct
- 57' x 20' inside columns
- Shop 120' x 260'
- Lease Rate: \$9.65/sq. ft. NNN
- Sale Price: \$4,175,000 (\$119.97/sq. ft.)



For more information, please contact:

GARY STEPHENS
(248) 948 0104

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PAUL HOGE
(248) 948 0103

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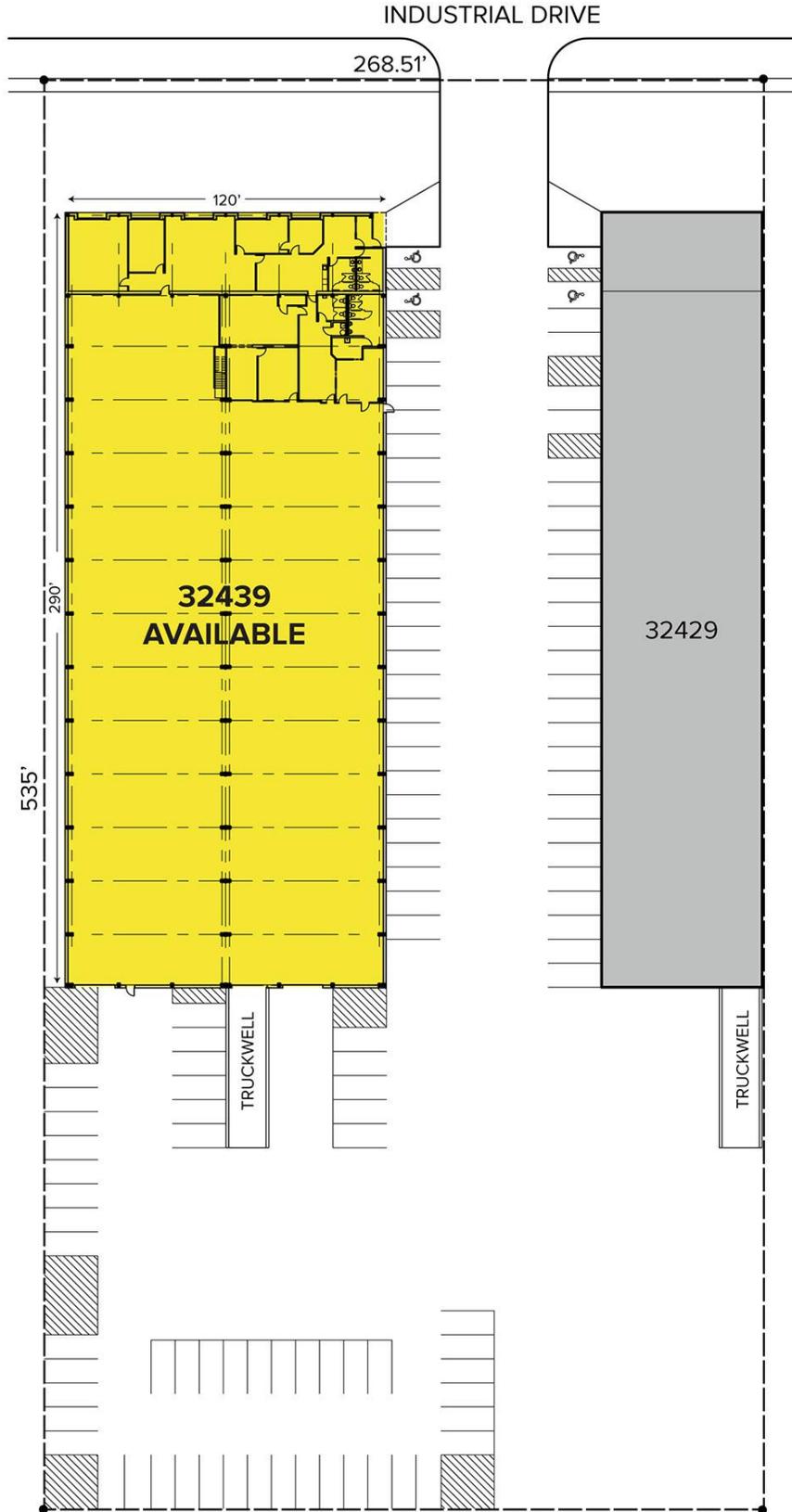
SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

32439 Industrial Drive – Madison Heights, Michigan

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Site Plan



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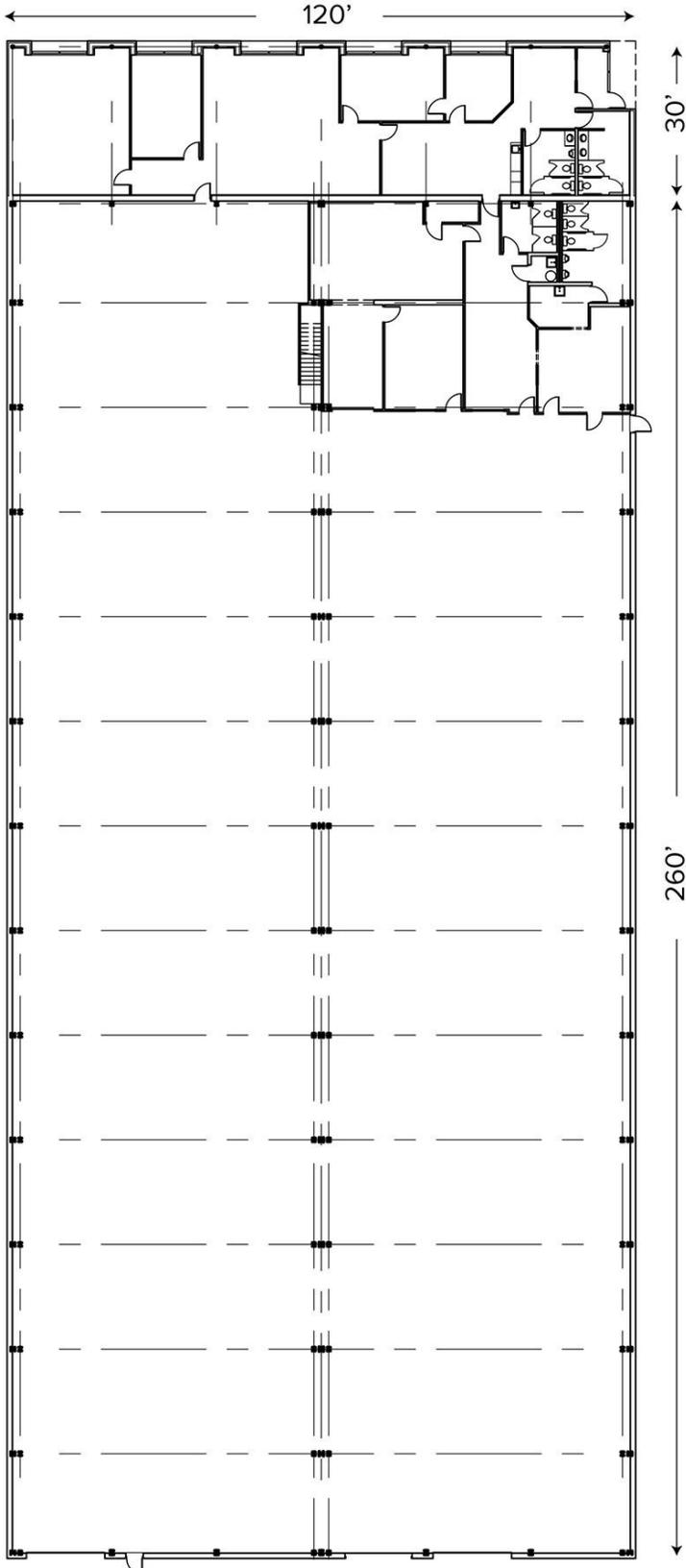
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Industrial For Lease

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Floor Plan



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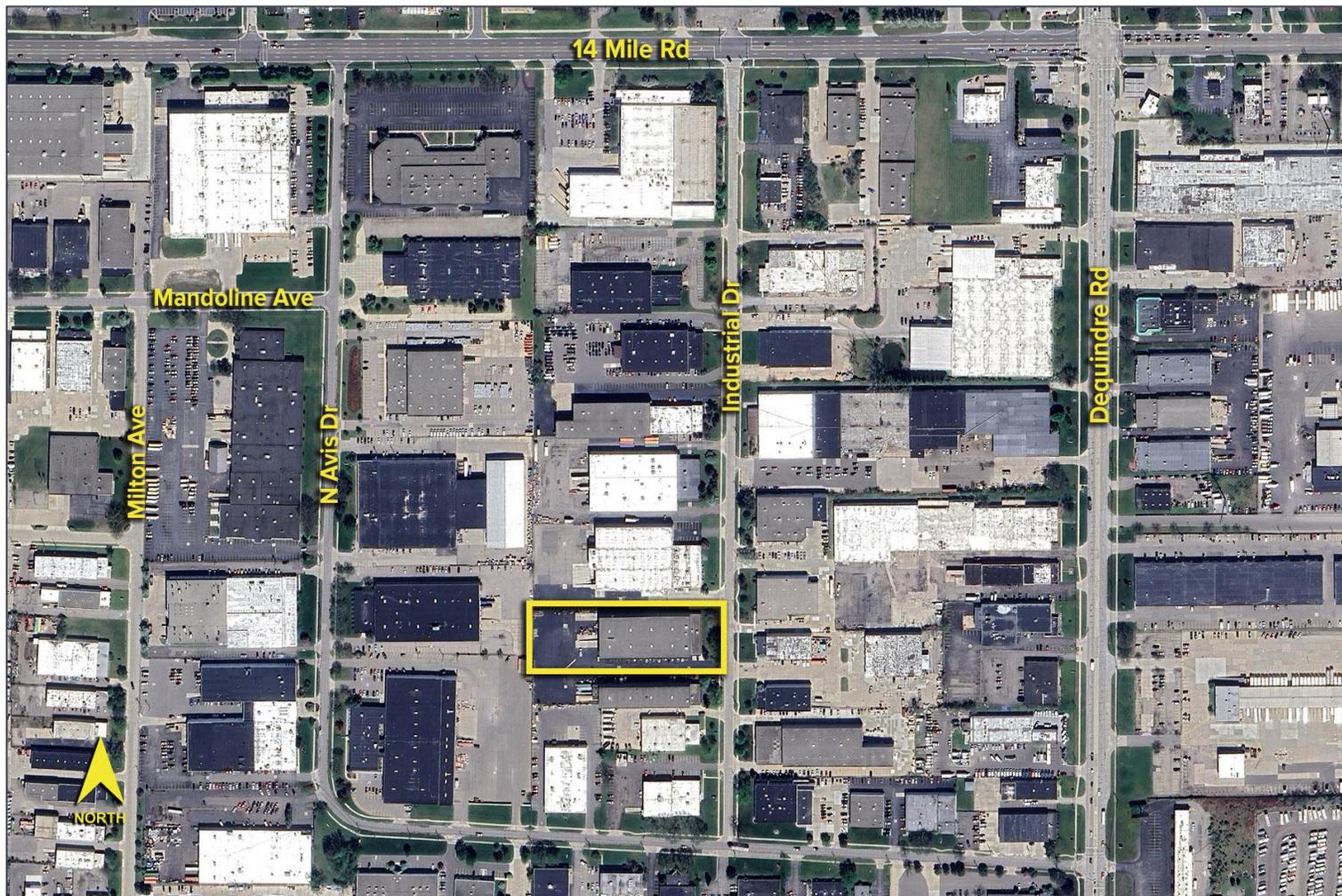
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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Aerial



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