



# For Sale

27400 John R Road | Madison Heights, MI  
**Industrial Building | Repair Shop**

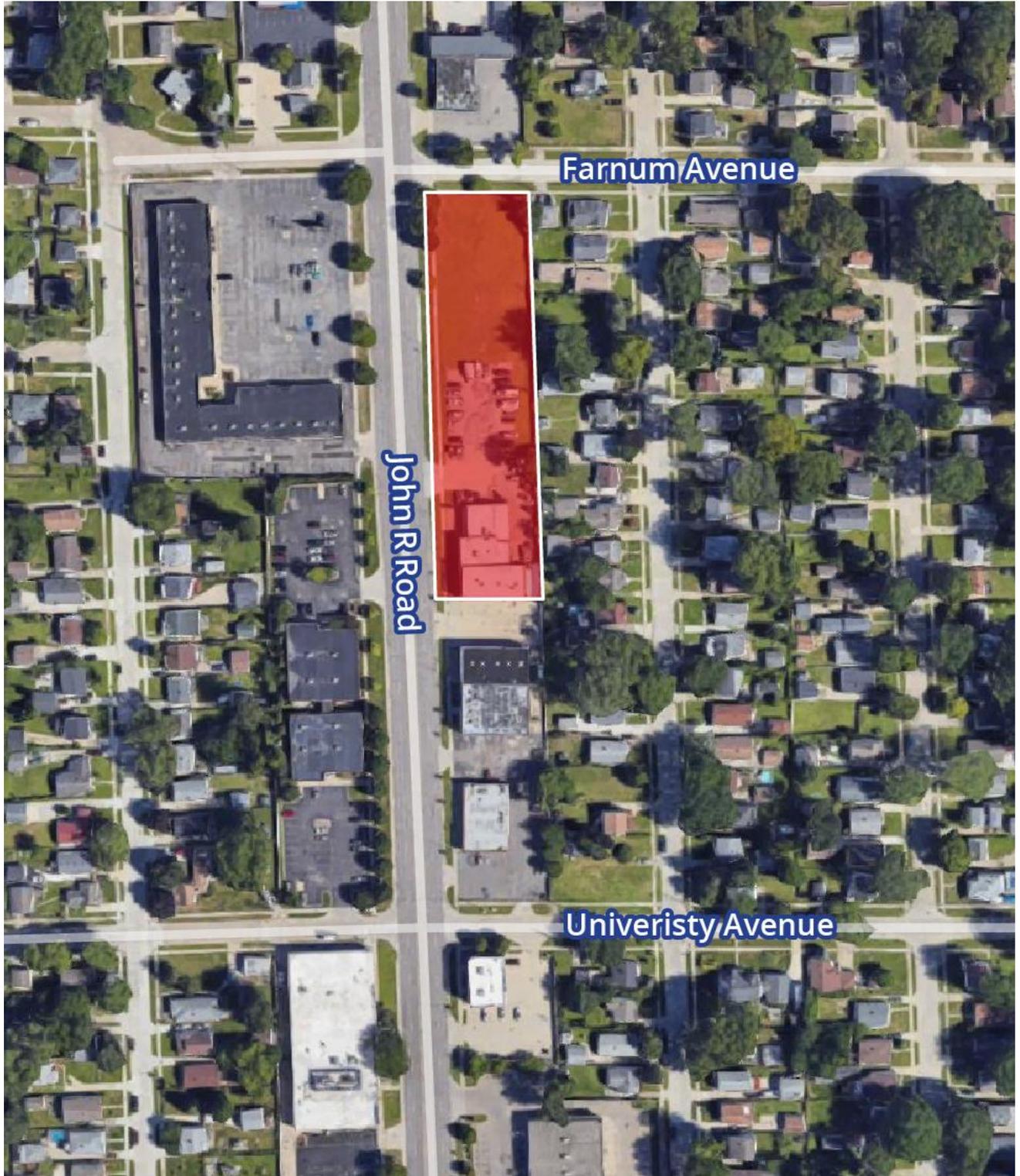
- 6,500 SF Available
- 482' of Frontage on Busy John R Road
- Clear Span Warehouse
- 20' Clear
- (4) Grade Level Doors
- Site on 1.21 Acres

Paul Gyarmati  
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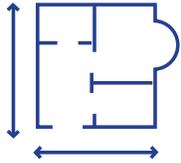
Sean E. Jamian  
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Aerial



## Property Highlights



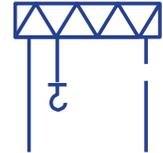
**6,500**  
Total SF



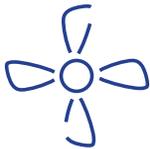
**16'-20'**  
Clear Height



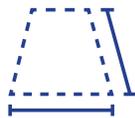
**2,000**  
SF Office



**3**  
Hoists



**100%**  
HVAC Office  
+ Front Shop



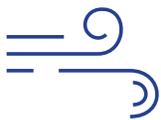
**1.21**  
Acre Site



**Clear**  
Span



**30+**  
Parking Spaces  
(Expandable)



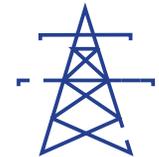
**Air**  
Compressor



**Radiant Heat**  
In Shop



**New**  
Roof



**3-Phase**  
Power

## General Information



**Easy Access**  
To I-75 & I-696



**Surplus**  
Land

## Property Description



### Property Summary

<b>Construction Type</b>	Brick & Steel
<b>Year Built</b>	1952
<b>Floor</b>	Concrete
<b>Lighting</b>	LED & Florescent
<b>HVAC (No Waste)</b>	Full HVAC in Office & Front Shop. Radiant Heat in Rear Shop
<b>Sprinkler</b>	Yes
<b>Clear Height</b>	20'
<b>Roof</b>	Flat Rubber
<b>Power/Buss</b>	3-Phase
<b>Cranes</b>	None
<b>Rail</b>	None
<b># Docks/Truckwells</b>	None
<b># Grade Level Doors</b>	4
<b>Door Dimensions</b>	(1) 12'X10' (1) 11'X14' (1) 10'X10' (1) 11'X12'
<b>Air Compressor</b>	Yes, Throughout Shop

### Property Summary

<b>Building SF</b>	6,500
<b>Available SF</b>	6,500
<b>Office SF</b>	+/- 2,000
<b>Warehouse SF</b>	4,500
<b>County</b>	Oakland
<b>Cross Street</b>	11 Mile Road & 12 Mile Road

### Site

<b>Land Size (Acres)</b>	1.21
<b>Parcel Number</b>	25-12-102-045
<b>Zoning</b>	B-3

### General

<b>Utilities</b>	All On Site
<b># Parking Spaces</b>	30
<b>Annual Taxes</b>	2.18 PSF

### Contacts

<b>Sean E. Jamian</b>
<b>Paul Gyarmati</b>

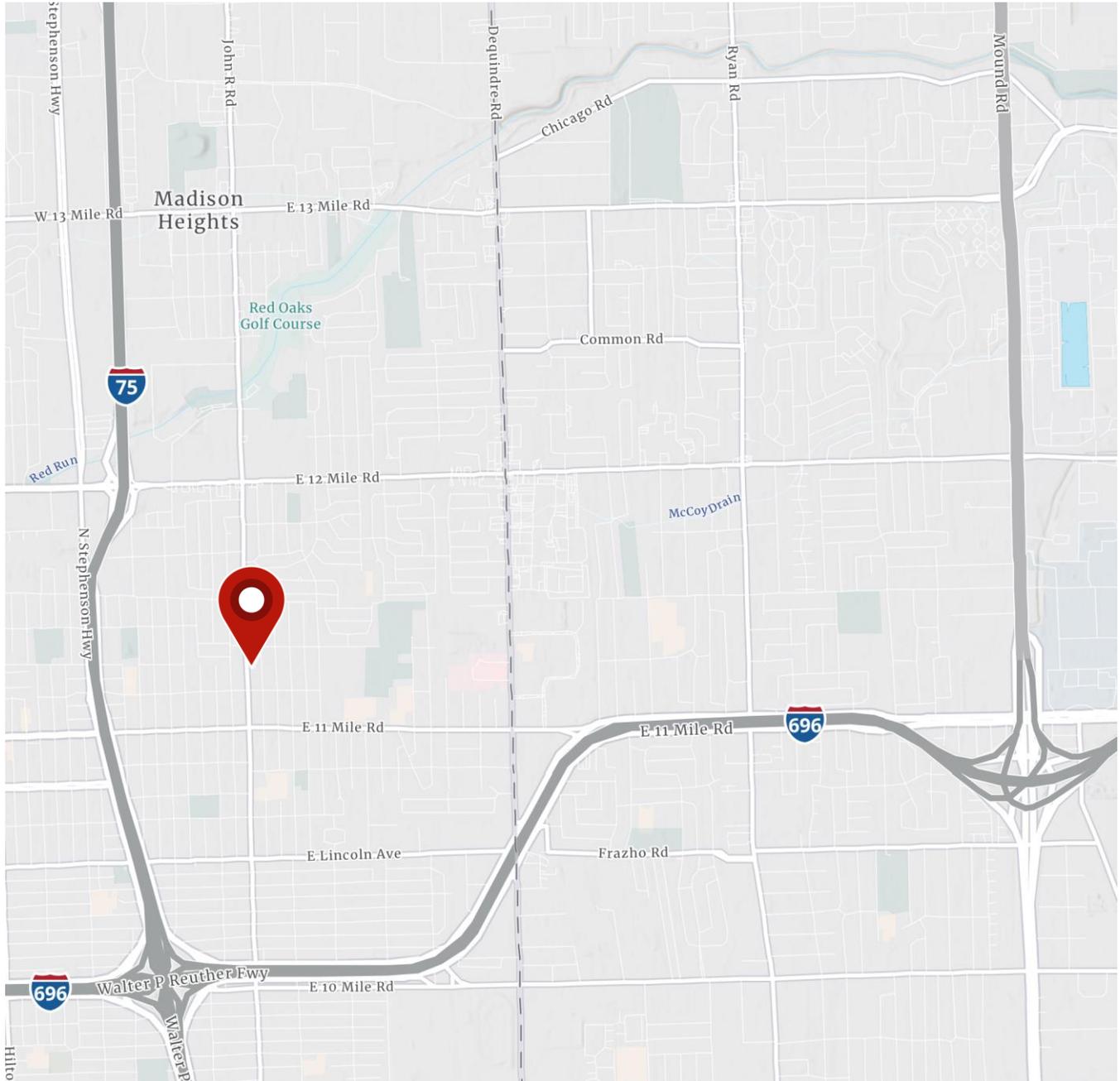
### Features

(3) Hoists Available with Purchase. Mezzanine Above Rear Shop for Storage.

## Merchant Map



## Location Map



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