

FOR SALE OR LEASE



78,059 SF Industrial Building
15135 Hamilton Avenue
Highland Park, MI



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PROPERTY HIGHLIGHTS

- 78,059 SF Industrial Building
- 8,500 SF Office Space
- 3.5 Acres – Fully Fenced
- Ample Space for Truck/Trailer Parking
- (8) Loading Docks
- (3) Drive-In Doors
- Sale Price: \$3,750,000 (\$48/PSF)
- Lease Rate: \$4.75 PSF/NNN



Highlights

- Garage Building was Built in 2023
- Heavy Power
- Fully Sprinkled
- Close to Freeway M-10, Davison, and I-75
- Fully Fenced/Secured Yard
- Ample Space for Truck/Trailer Parking

Financials

Sale Price	\$3,750,000
Sale Price Per SF	\$48
Lease Rate	\$4.75 PSF/NNN

Gross SF:	78,059
Main Building SF:	68,059
Additional Garage:	10,000
Main Bldg Office SF:	8,500
Main Bldg Warehouse SF:	59,559
Year Built:	1962 (Main Bldg) 2023 (Garage)
Column Spacing:	40'x25' (Main Bldg)
Construction:	Cinder/Steel
Floors:	2
Roof:	Main – Rubber Garage - Metal
Clear Height:	18' (Main) 22' (Garage)
Drive-In Doors:	Main: 1 (10'x10') Garage: 2 (14'x14')

Loading Docks:	8 (4 Interior/4 Exterior)
Floor Thickness:	8" (Main Building)
Power:	1,600 amp/480v/3p with Bus Duct Backup Generator Onsite
Sprinkler:	Fully Sprinkled
HVAC:	3 Heaters Replaced Within the Last 2 Years
Natural Gas:	Yes
Lighting:	LED Throughout
Zoning:	IRD: Industrial/Research
Parcel Id:	43-005-06-0004-000
Acreage:	3.5

PROPERTY PHOTOS

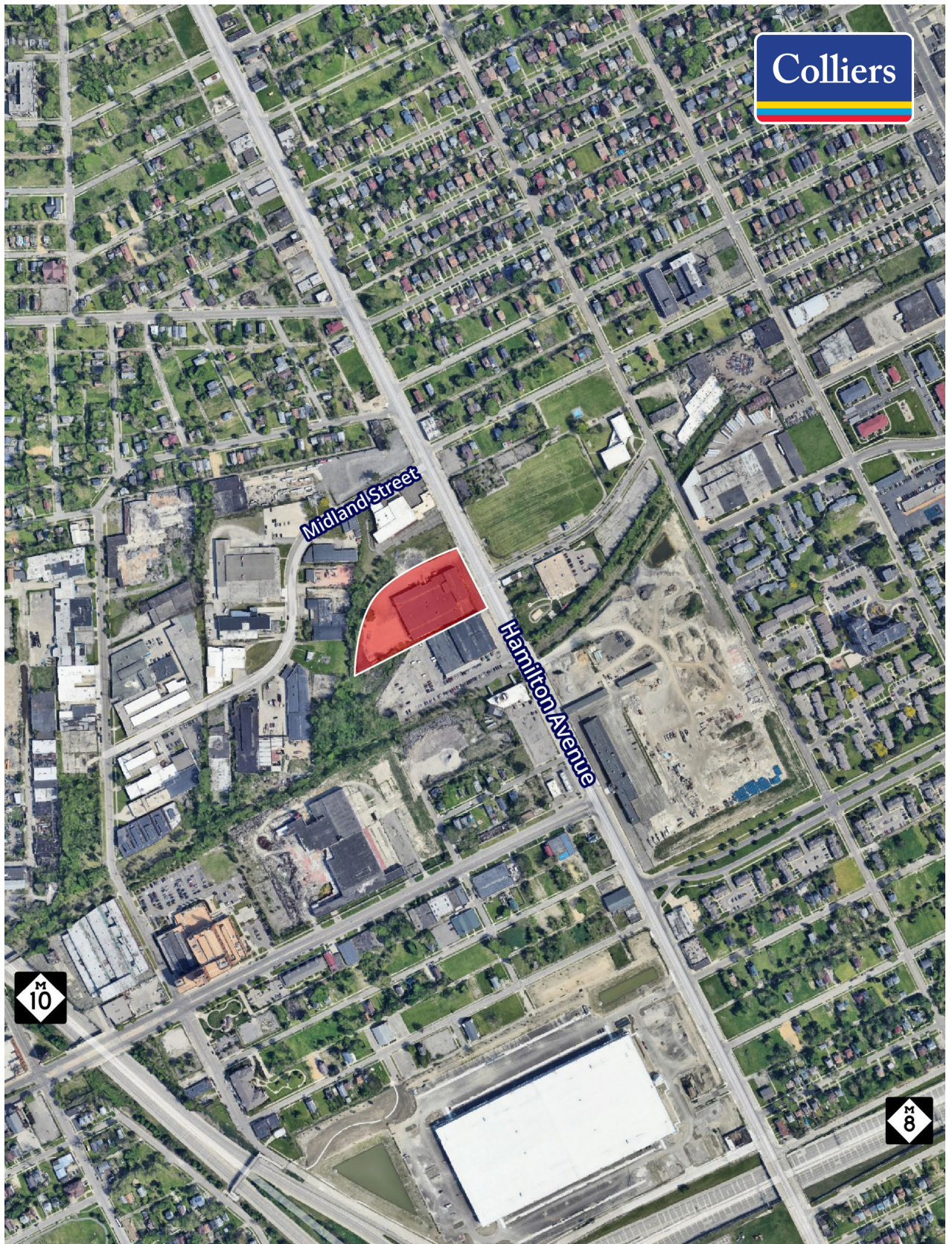


PROPERTY PHOTOS



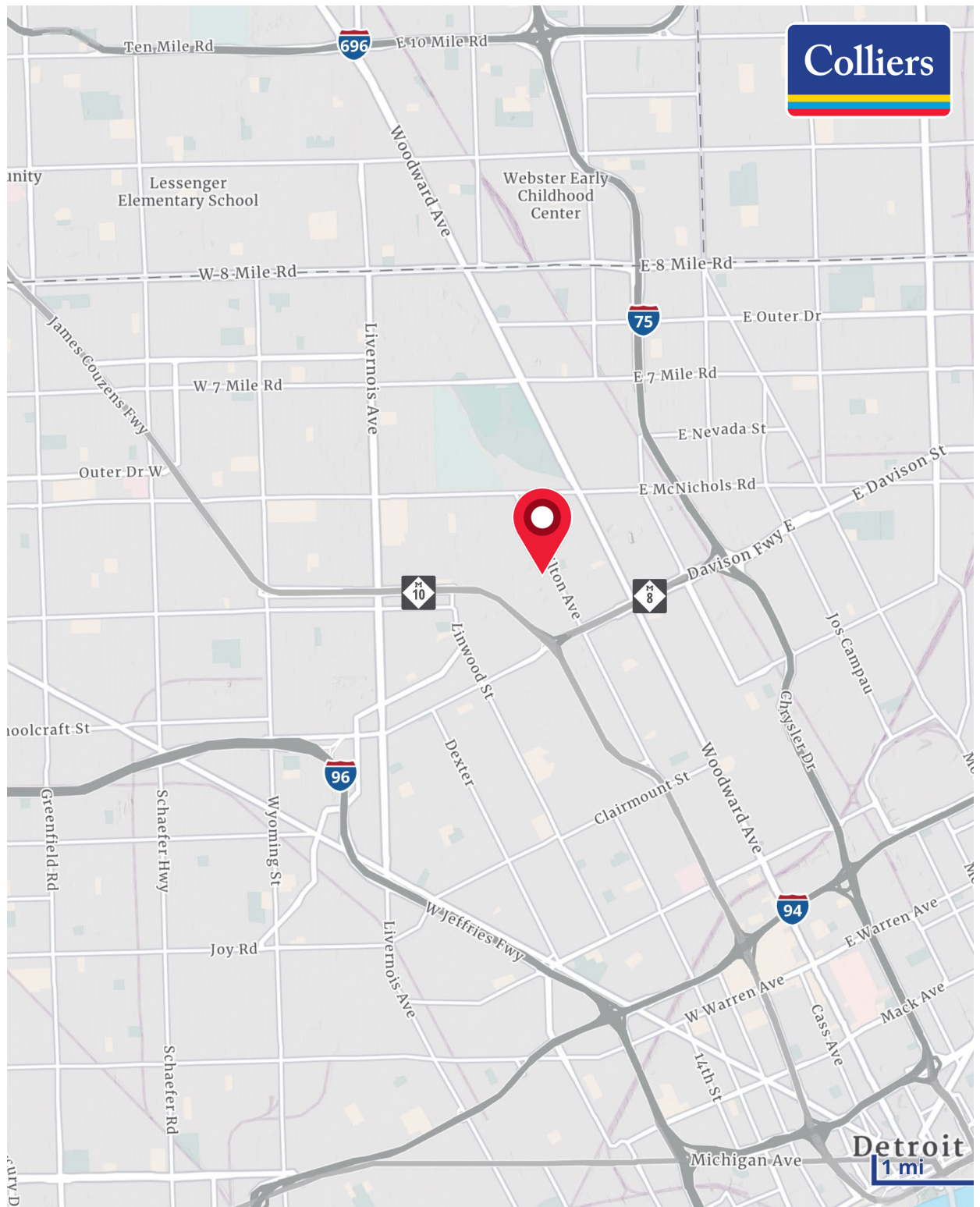
Secondary Building (10,000 SF)

PROPERTY AERIAL



78,059 SF Industrial Availability

LOCATION MAP



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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

78,059 SF Industrial Availability