

FOR SALE OR LEASE

Premium Industrial Space Available

4310 Delemere Boulevard in Royal Oak, Michigan

View online at colliers.com/detroit

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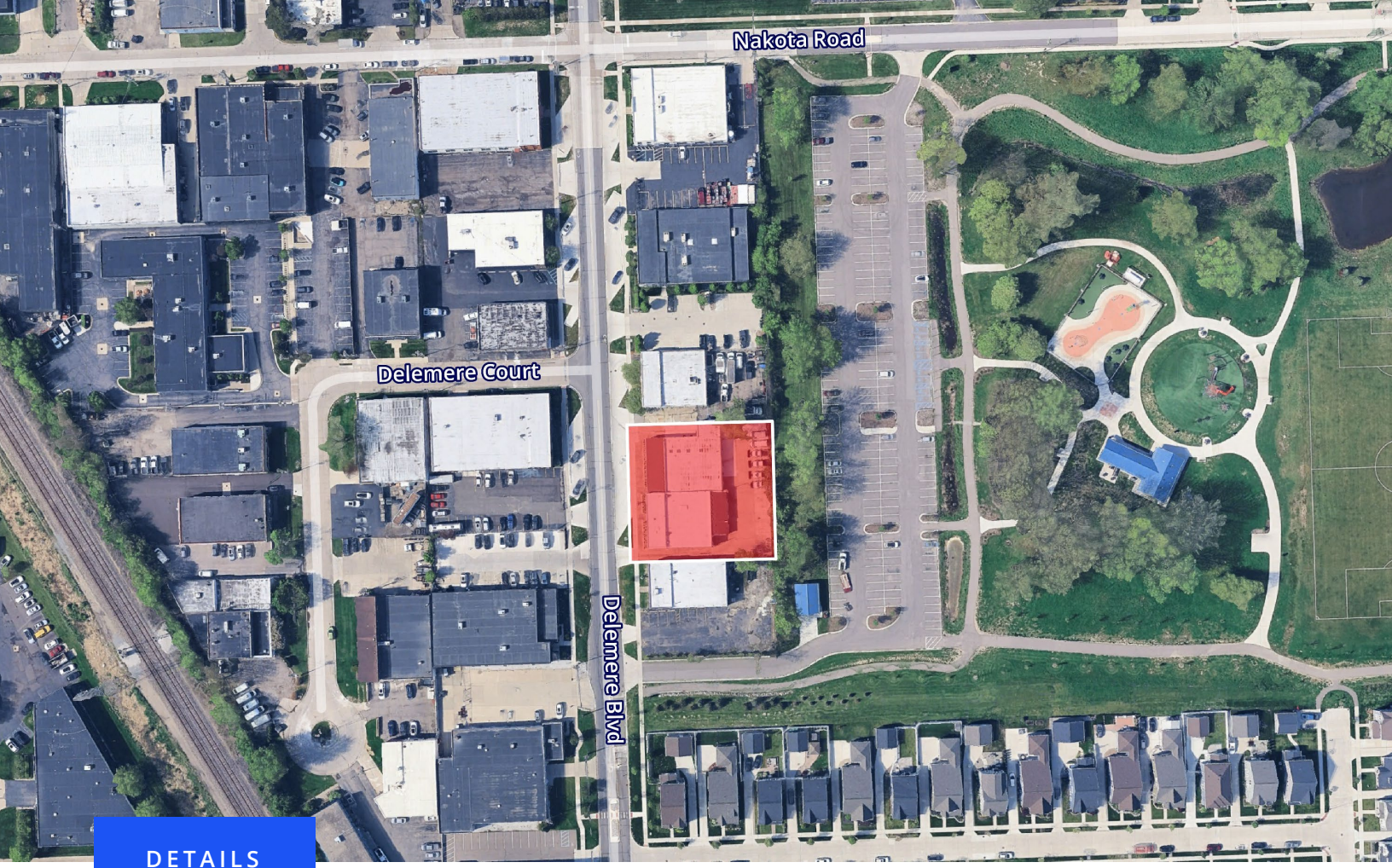
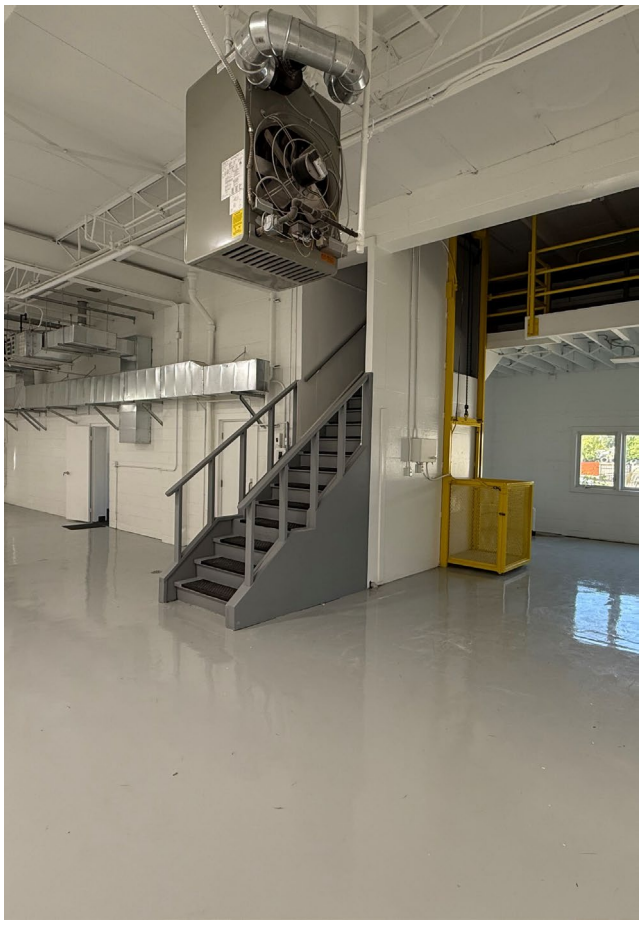


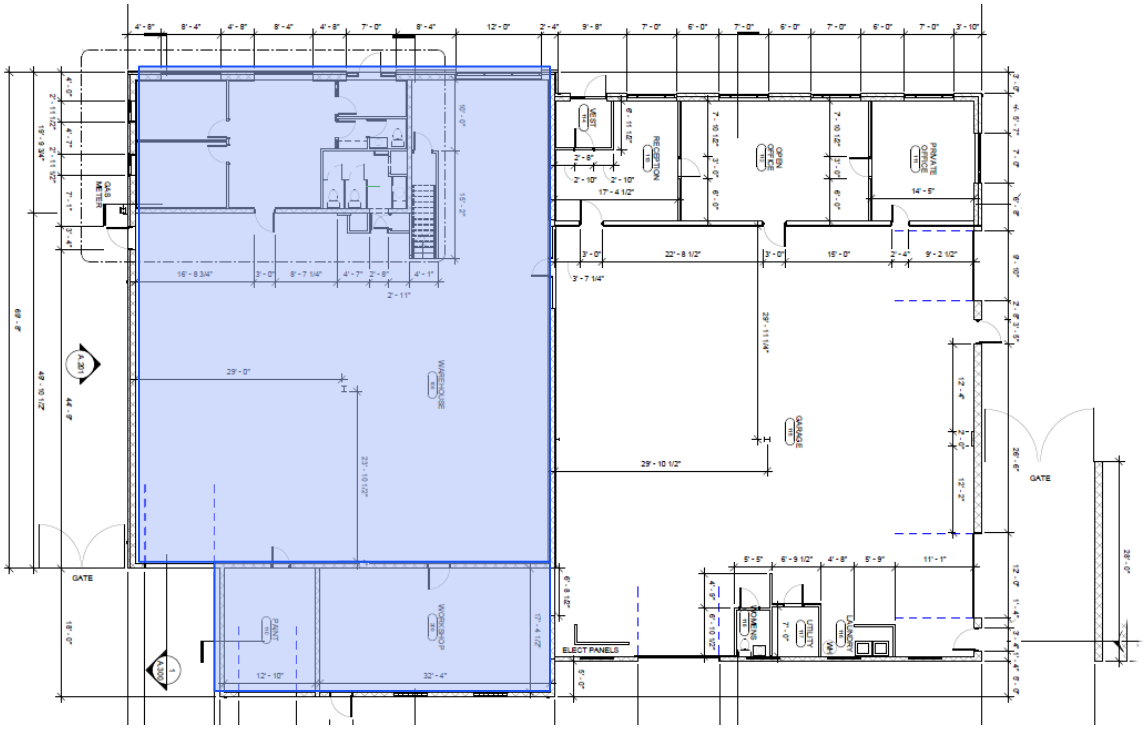
DETAILS

Sales Price	$1,950,000
Lease Rate	$13.95 PSF, NNN
Property Taxes	$1.48 PSF
Gross SF	10,850 SF
Suite A (South) SF	5,997 SF
Suite B (North) SF	4,853 SF
Acreage	0.52 Acres
Year Built	1961
Floors	2
Ceilng Height	11’ – 13’
Doors	(5) 10x10, 10x12
Cranes	One (1) ton
Power	1,000a / 240v (to be verified by tenant or purchaser)
Parking	28 Surface spaces
Zone	General Industrial

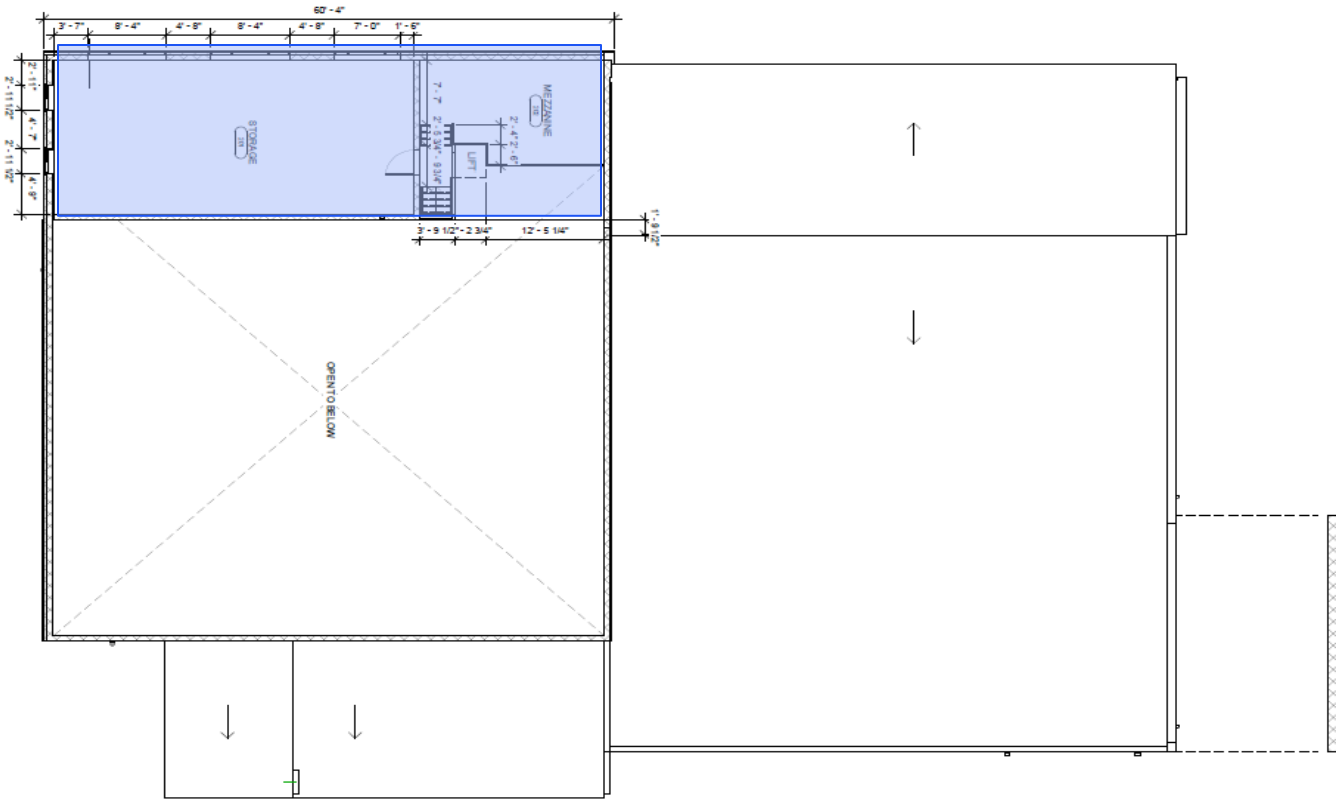


Suite A (South)

- 5,997 SF
- 13’ Clear
- 2 Overhead doors
- One (1) ton crane
- Bathroom in office & warehouse
- 2 Private office & 2nd level open space



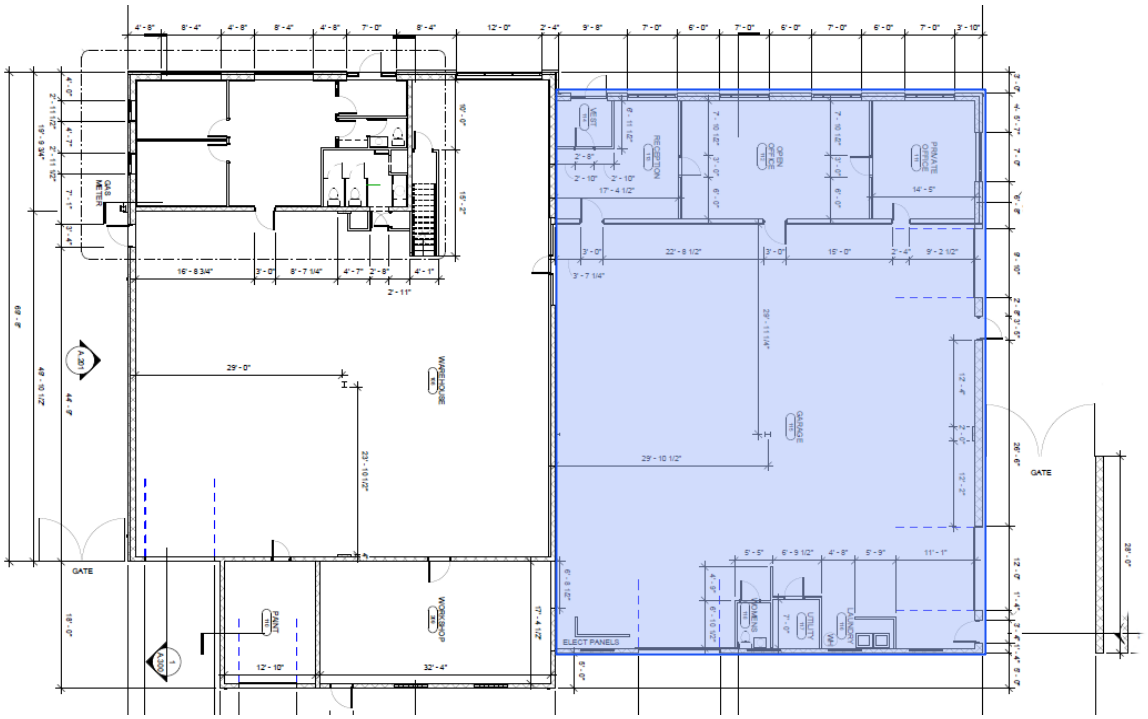
First Floor



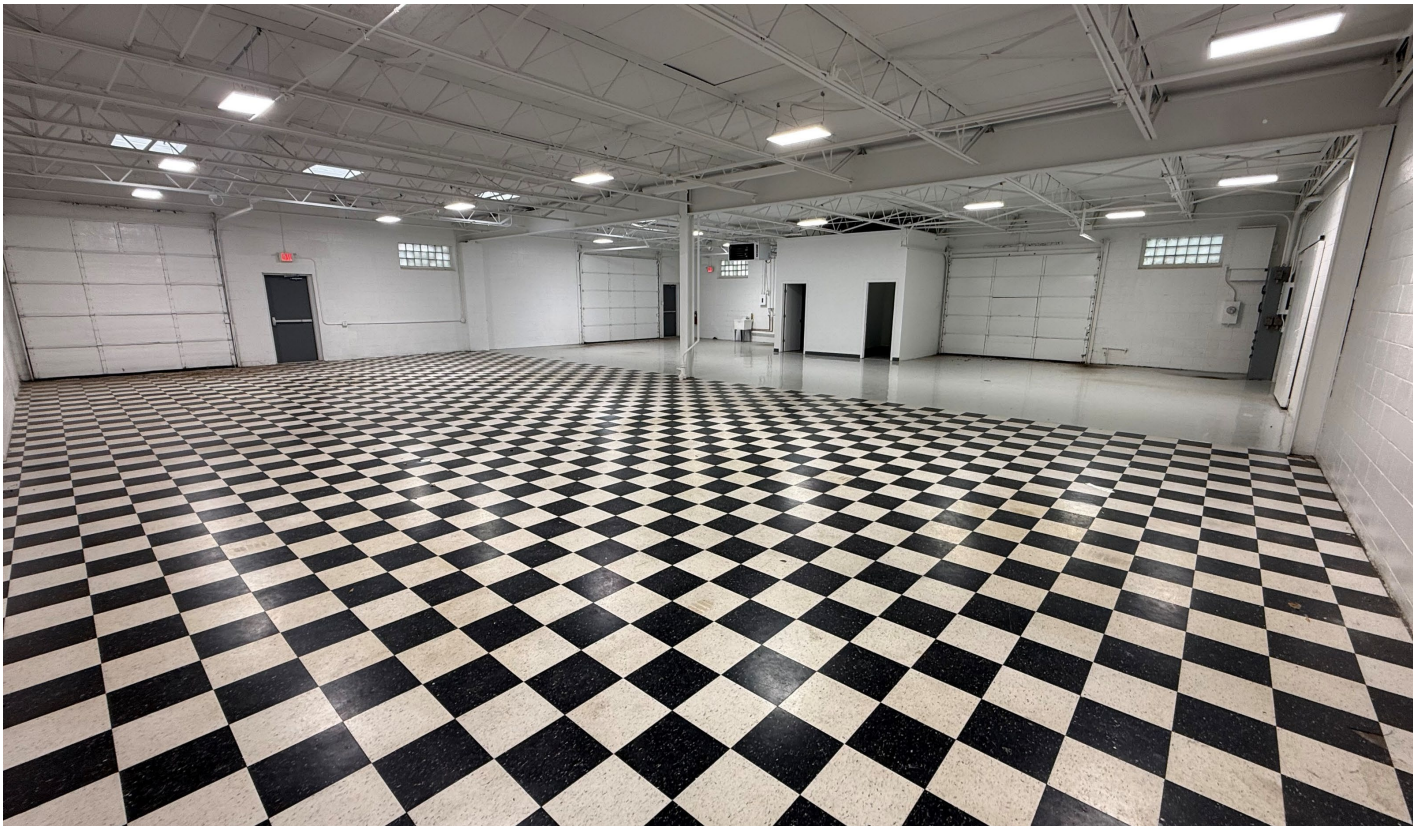
Second Floor

Suite B (North)

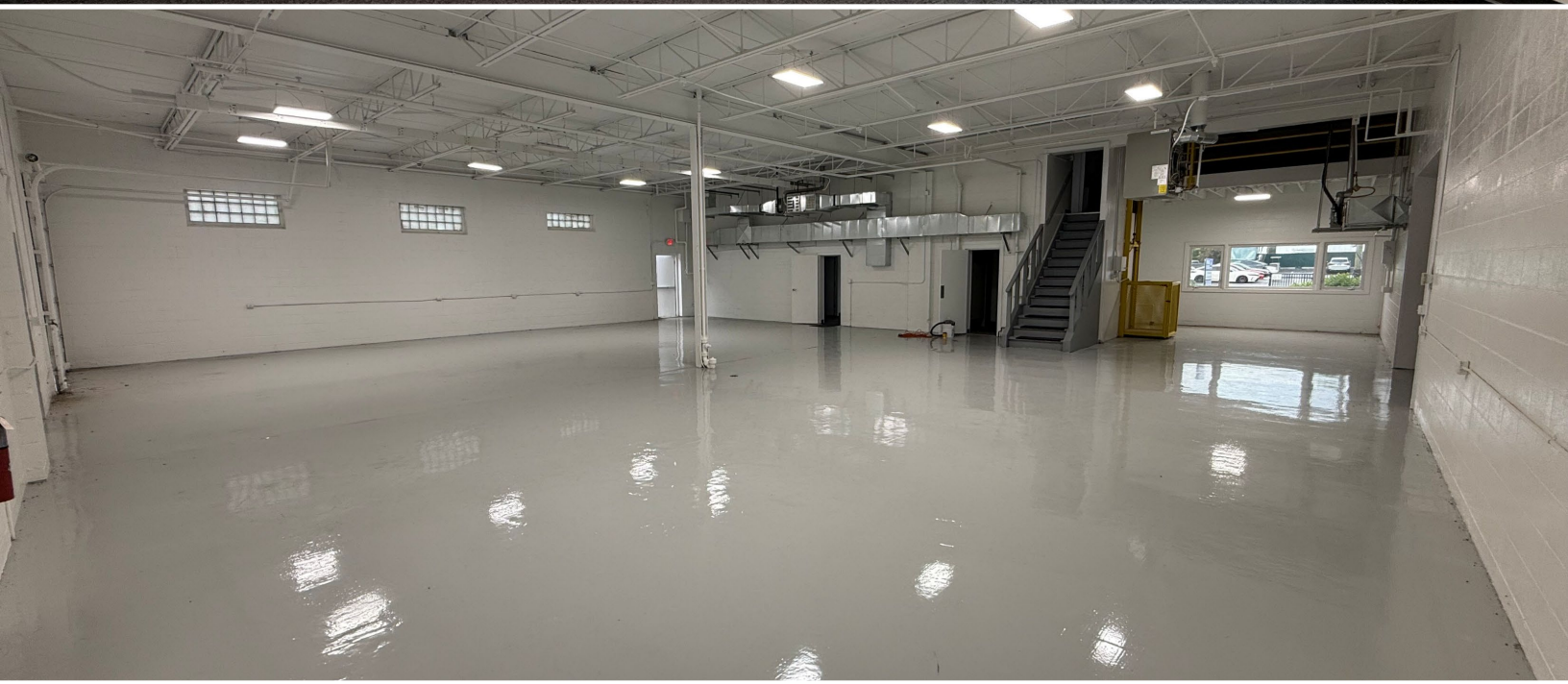
- 4,853 SF
- 11’ Clear
- 3 Overhead doors
- One (1) ton crane
- Bathroom in warehouse
- 3 Private offices



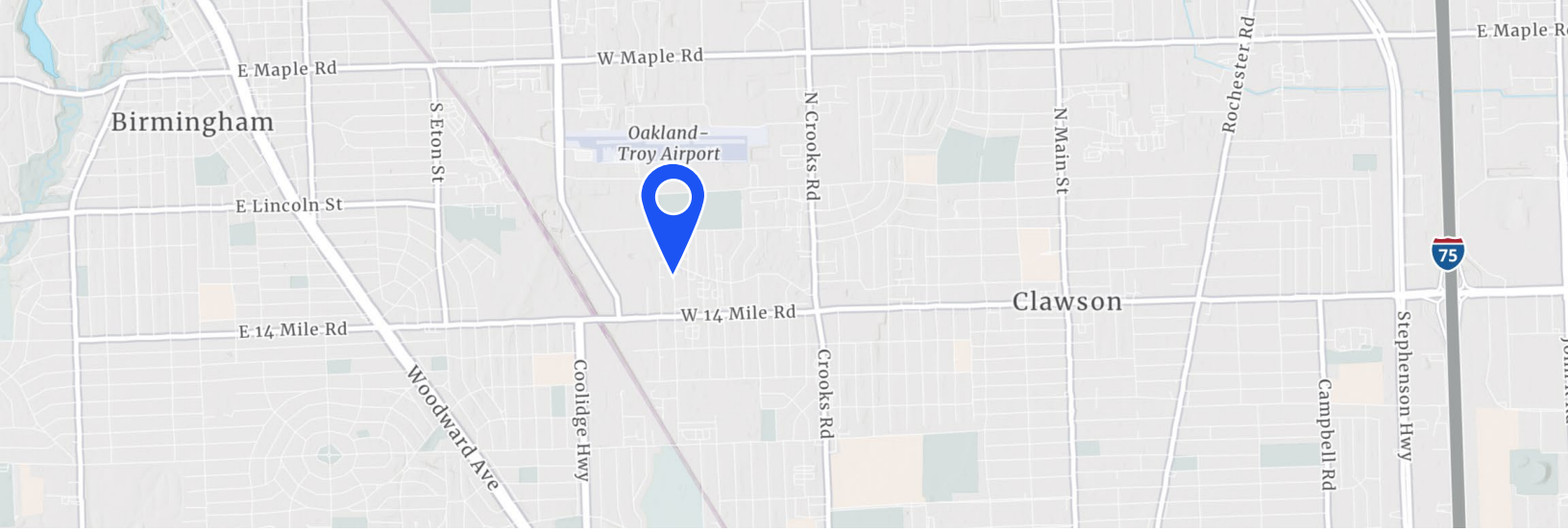
First Floor




Suite A
(South)







4310 Delemere Blvd. Royal Oak, Michigan

Starting from

$13.95 PSF/NNN

Flexible Space Availability

Offering 4,853 SF to 10,850 SF available, this property provides flexible leasing options to accommodate a variety of industrial users and operational needs.

Efficient Loading

The building features five overhead doors, allowing for seamless loading, unloading, and efficient warehouse operations.

Secure Outdoor Storage

A fully fenced lot provides added security and functionality, while ample on-site parking accommodates employees, visitors, and fleet vehicles.

Recent Capital Improvements

The property has been significantly updated with a new roof, lighting, flooring, office space, and renovated bathrooms, creating a move-in-ready environment.

Premier Birmingham Location

Situated in a strong industrial corridor, the property offers excellent access to major transportation routes while remaining just minutes from Downtown Birmingham's amenities and workforce base.

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