



Asking Price:

\$2,900,000

(\$56.53/SF)

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FOR SALE OR LEASE

15765 Sturgeon Street Roseville, MI

Industrial Space Available

Property Highlights

- 51,304 Total Square Feet
 - 46,504 SF of Warehouse
 - 4,800 SF of Office
- 19' – 28' Clear Ceiling Height
- One (1) 10' x 10' Grade Level Door
One (1) 14' x 16' Grade Level Door
- Two (2) 8' x 10' Exterior Docks
- Typical 40' Wide Bays
(One Large Area 60' x 200')
- Recent Roof Upgrades (Approximately \$400,000)
- Heavy Power
- Fenced Rear Lot – Outside Storage Area

Building Specifications

Highlights

- Recent Roof Upgrades
(Approximately \$400,000)
- Fenced Rear Lot – Outside Storage Area
- Heavy Power
- Transformer
- Compressor Room
- Zoned I-2

Gross SF: 51,304

Office SF: 4,800

Warehouse SF: 46,504

Year Built: 1967

Construction: Brick and Block

Roof: Recent Upgrades
(Approximately \$400,000)

Ceiling Height: 19' – 28' Clear

Grade Level Doors: One (1) 10' x 10'
One (1) 14' x 16'

Docks: Two (2) 8' x 10' Exterior

Bay Size: Typical 40'
(One Large Area 60' x 200')

Financials

Sale Price \$2,900,000

Sale Price Per SF \$56.52

Lease Rate Contact Listing Brokers

Annual Property Taxes

2024 Summer: \$36,732.84

2024 Winter: \$28,550.61

Property Taxes PSF \$1.27

Power: Heavy

Transformer: Approximately 5 Years Old

Compressor Room: Yes

Sprinklers: No

Rail: No

Parking: 47 Spaces

Parcel Id: 08-14-07-326-038

Acreage: 2.571 Acres

Zoning: I-2

Crossroads: Sturgeon Street /
Calahan Road

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Exterior Photos



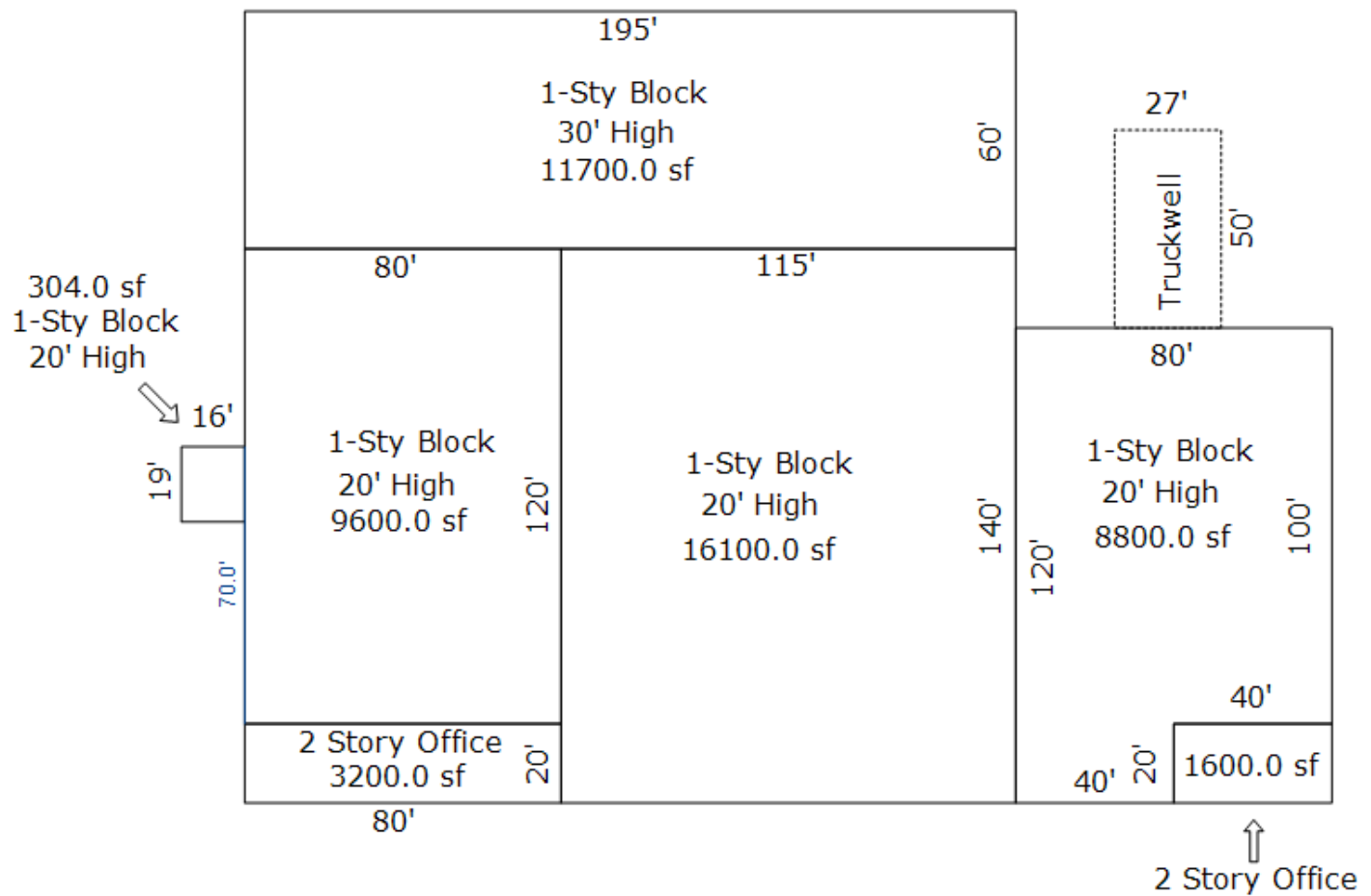
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Exterior Photos



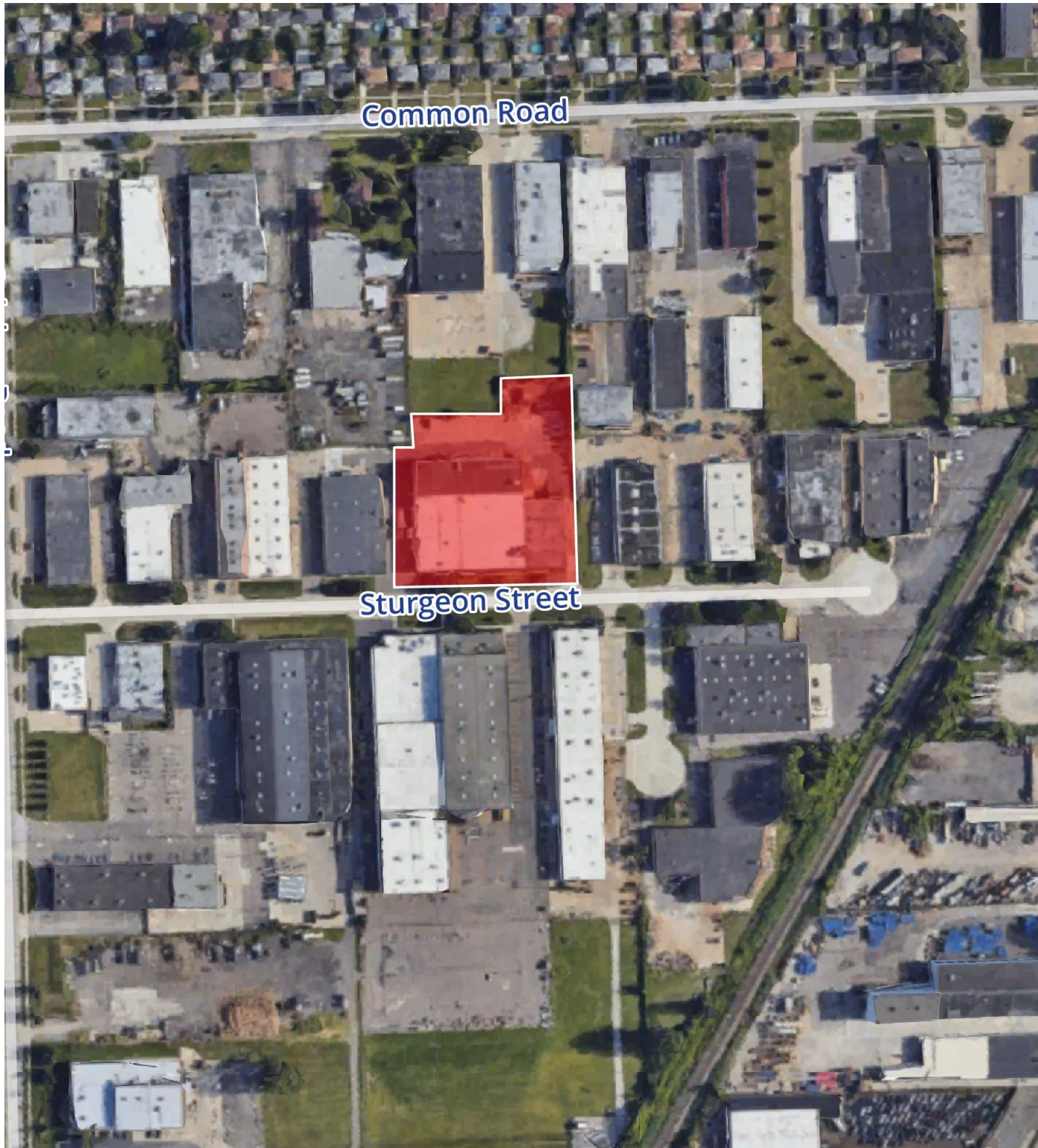
Assessor's Sketch



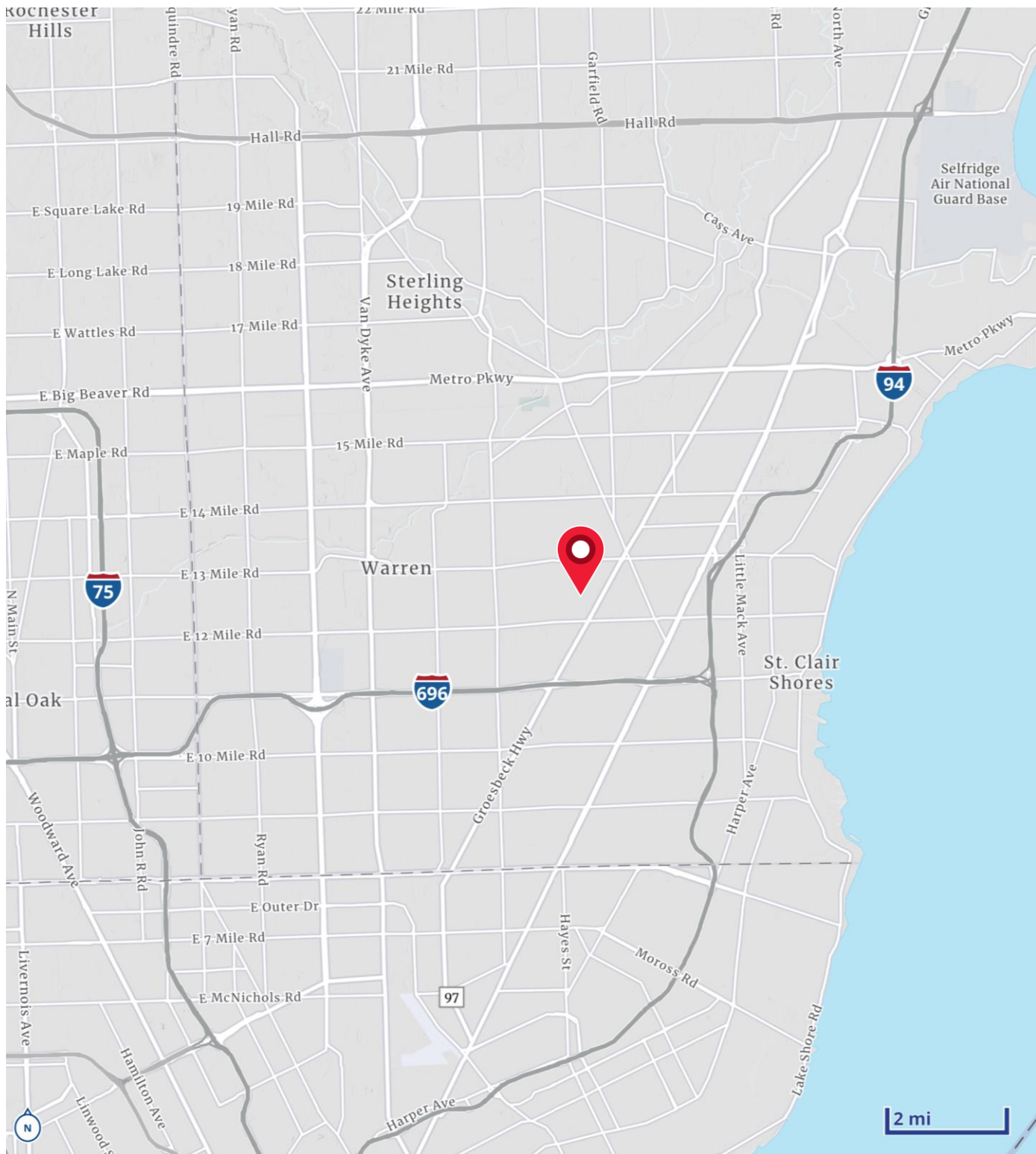
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Aerial Map



Location Map



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