



## Industrial For Lease

**Property Name:** Conteyor  
**Location:** 1801 Michael Street  
**City, State:** Madison Heights, MI  
**Cross Streets:** I-696/Dequindre Road  
**County:** Oakland  
**Zoning:** Lt. Industrial

### BUILDING SIZE / AVAILABILITY

<b>Building Type:</b>	Built	<b>Mezzanine:</b>	N/A
<b>Total Building Sq. Ft.:</b>	29,593	<b>Available Shop Sq. Ft.:</b>	22,093
<b>Available Sq. Ft.:</b>	29,593	<b>Available Office Sq. Ft.:</b>	7,500
		<b>Office Dim:</b>	N/A
		<b>Shop Dim:</b>	N/A

### PROPERTY INFORMATION

<b>Freestanding:</b>	Yes	<b>Year Built:</b>	1996
<b>Clear Height:</b>	22'	<b>Rail:</b>	No
<b>Grade Level Door(s):</b>	2: 14 x 14	<b>Security:</b>	Yes
<b>Truckwells or Docks:</b>	2	<b>Interior:</b>	No
<b>Exterior Construction:</b>	Split Block	<b>Lighting:</b>	LED
<b>Structural System:</b>	N/A	<b>Bay Sizes:</b>	40x60
<b>Air-Conditioning:</b>	Yes	<b>Restrooms:</b>	Yes
<b>Heating:</b>	Radiant Tube	<b>Cranes:</b>	No
<b>Availability:</b>	Immediately	<b>Parking:</b>	83
<b>Power (Amps/Volts):</b>	1200 Amps, 480/277 Volts	<b>Roof:</b>	Rubber
		<b>Floors:</b>	6"
		<b>Floor Drains:</b>	No
		<b>Acreage:</b>	1.640
		<b>Land Dimensions:</b>	Irregular

### PRICING INFORMATION

<b>Lease Rate:</b>	\$9.95	<b>Mthly Rate:</b>	\$24,537.53/mo	<b>TD:</b>	N/A
<b>Lease Type:</b>	NNN	<b>Taxes:</b>	\$36,066.02 (2025)	<b>Deposit:</b>	2 Months
<b>Lease Term:</b>	7-10 Year(s)	<b>Parcel #:</b>	44-25-24-427-006	<b>Assessor #:</b>	N/A
		<b>Imprv Allow:</b>	N/A	<b>Options:</b>	N/A

**Tenant Responsibility:** N/A

### COMMENTS

- High image with I-696 exposure
- Updated offices
- Skylights
- Excellent for warehousing, distribution, or light manufacturing

**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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