



## Industrial For Lease

**Property Name:**

**Location:** 996 E. Mandoline Avenue  
**City, State:** Madison Heights, MI  
**Cross Streets:** Milton Avenue  
**County:** Oakland  
**Zoning:** Light Industrial

### BUILDING SIZE / AVAILABILITY

<b>Building Type:</b>	Built	<b>Mezzanine:</b>	N/A
<b>Total Building Sq. Ft.:</b>	11,848	<b>Available Shop Sq. Ft.:</b>	7,086
<b>Available Sq. Ft.:</b>	9,286	<b>Available Office Sq. Ft.:</b>	2,200 - 4,200
		<b>Office Dim:</b>	N/A
		<b>Shop Dim:</b>	N/A

### PROPERTY INFORMATION

<b>Multi-Tenant:</b>	Yes	<b>Year Built:</b>	1980
<b>Clear Height:</b>	18'	<b>Rail:</b>	No
<b>Grade Level Door(s):</b>	1: 12 x 14	<b>Security:</b>	Yes
<b>Truckwells or Docks:</b>	0	<b>Interior:</b>	N/A
<b>Exterior Construction:</b>	Block	<b>Lighting:</b>	N/A
<b>Structural System:</b>	N/A	<b>Bay Sizes:</b>	Clear Span
<b>Air-Conditioning:</b>	Central Rooftop	<b>Restrooms:</b>	Yes
<b>Heating:</b>	Gas Forced Air	<b>Cranes:</b>	No
<b>Availability:</b>	30 Days	<b>Parking:</b>	25
<b>Power (Amps/Volts):</b>	1000 Amps, 240 Volts	<b>Roof:</b>	N/A
		<b>Floors:</b>	6"
		<b>Floor Drains:</b>	No
		<b>Acreage:</b>	0.885
		<b>Land Dimensions:</b>	N/A

### PRICING INFORMATION

<b>Lease Rate:</b>	\$9.95	<b>Mthly Rate:</b>	\$9,823.97/mo	<b>TD:</b>	N/A
<b>Lease Type:</b>	NNN	<b>Taxes:</b>	N/A	<b>Deposit:</b>	2 Months
<b>Lease Term:</b>	7-10 Year(s)	<b>Parcel #:</b>	25-01-127-010	<b>Assessor #:</b>	N/A
		<b>Imprv Allow:</b>	N/A	<b>Options:</b>	N/A

**Tenant Responsibility:** NNN Operating Expenses: \$1.75/sq. ft./year, \$1,354.21/mo

### COMMENTS

- Clean, high-tech unit. Kitchen appliances included.
- Office could be reduced to 2,200 sq. ft.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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