

SIGNATURE ASSOCIATES
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Investment Sale - Industrial

Property Name:
Location: 37230 Twenty-Six Mile Road
City, State: Chesterfield Twp., MI
Cross Streets: I-94
County: Macomb
Zoning: M-1, Lt. Manufacturing

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	15,200	**Building Type:**	Built	**Office Dim:**	N/A
Occupancy Rate:	100.00%	**Mezzanine:**	N/A	**Shop Dim:**	N/A

PROPERTY INFORMATION

Clear Height:	26'	**Freestanding:**	Yes	**Year Built:**	1991
Grade Level Door(s):	2: 14 x 14	**Rail:**	No	**Sprinklers:**	No
Truckwells or Docks:	0	**Security:**	No	**Signage:**	N/A
Exterior Construction:	Brick/Siding	**Interior:**	N/A	**Exterior:**	N/A
Structural System:	Block/Steel	**Lighting:**	Metal Halide	**Roof:**	N/A
Air-Conditioning:	Office	**Bay Sizes:**	65x180	**Floors:**	N/A
Heating:	HVAC	**Restrooms:**	Yes	**Floor Drains:**	No
Availability:	Immediately	**Cranes:**	Yes, (1) 10-Ton	**Acreage:**	9.950
Power (Amps/Volts):	1200 Amps, 480 Volts	**Parking:**	Ample	**Land Dimensions:**	N/A

PRICING INFORMATION

Sale Price:	$2,950,000 ($194.08/sqft)	**Cap Rate:**	N/A	**TD:**	N/A
Taxes:	$33,994.84 (2024)	**Deposit:**	N/A	**Assessor #:**	N/A
Parcel #:	15-09-01-200-045			**Options:**	N/A
Tenant Responsibility:	N/A				

COMMENTS

Outstanding manufacturing facility on a large (10) acre parcel with tenant in place. 65' clear span with a 10-ton crane. Opportunity to own and develop the Twenty-Six Mile Road frontage with potential for medical/office and retail development. Many retail developments progressing in the corridor with strong traffic counts. Please contact brokers for more details.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.