



Industrial For Sale or Lease

Property Name: Advanced Assembly Products
Location: 1300 E. Nine Mile Road
City, State: Hazel Park, MI
Cross Streets: Hughes Avenue
County: Oakland
Zoning: Flex Corridor

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	2,400
Total Building Sq. Ft.:	23,808	Available Shop Sq. Ft.:	23,808	Office Dim:	N/A
Available Sq. Ft.:	23,808	Available Office Sq. Ft.:	0	Shop Dim:	N/A
PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1950 (Retrofit: 1982)
Clear Height:	12' - 19'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	2: 10 x 12, 12 x 14	Security:	Yes	Signage:	Yes
Truckwells or Docks:	1	Interior:	No	Exterior:	No
Exterior Construction:	N/A	Lighting:	LED	Roof:	Flat Rubber
Structural System:	Steel	Bay Sizes:	N/A	Floors:	N/A
Air-Conditioning:	Office	Restrooms:	4	Floor Drains:	No
Heating:	Radiant	Cranes:	No	Acreage:	1.425
Availability:	Immediately	Parking:	N/A	Land Dimensions:	N/A
Power (Amps/Volts):	2000 Amps, 480 Volts, 3-Phase, buss-duct				

PRICING INFORMATION

Lease Rate:	\$6.75	Mthly Rate:	N/A	Deposit:	N/A
Lease Type:	NNN	Lease Term:	N/A	TD:	N/A
Sale Price:	\$1,975,000 (\$82.96/sqft)	Taxes:	\$25,923.52 (2025)	Parcel #:	25-36-201-009, -030, 011
Imprv Allow:	N/A	Options:	N/A	Assessor #:	N/A
Tenant Responsibility:	N/A				

COMMENTS

Unique warehousing/manufacturing building in Hazel Park with heavy power. Office renovated in 2019. 2,400 sq. ft. of mezzanine not included in square footage. Entire parking lot south of building included in sale. Located on high traffic Nine Mile Road with proximity to I-75. Main road signage.



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.