



Industrial For Lease

Property Name: Madison Tech Center
Location: 25153-25183 Dequindre Road
City, State: Madison Heights, MI
Cross Streets: I-696/Dequindre
County: Oakland
Zoning: Lt. Industrial

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	64,950	Available Shop Sq. Ft.:	1,500 - 4,000	Office Dim:	N/A
Available Sq. Ft.:	4,000	Available Office Sq. Ft.:	2,500	Shop Dim:	N/A

PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	1989
Clear Height:	16'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	2: 10 x 12	Security:	Yes	Signage:	None
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Block/Brick	Lighting:	Fluorescent	Roof:	Built Up
Structural System:	Steel	Bay Sizes:	40 x 40	Floors:	N/A
Air-Conditioning:	Per Unit	Restrooms:	Yes	Floor Drains:	No
Heating:	Gas Forced Air	Cranes:	No	Acreage:	12.970
Availability:	Immediately	Parking:	Heavy	Land Dimensions:	N/A
Power (Amps/Volts):	100 Amps, 240 Volts, 3-Phase				

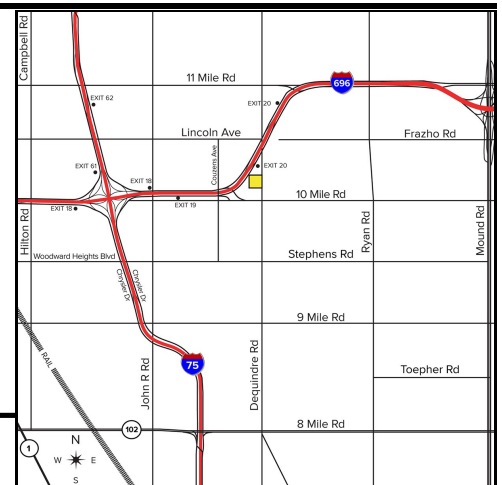
PRICING INFORMATION

Lease Rate:	\$7.50	Mthly Rate:	N/A	TD:	N/A
Lease Type:	NNN	Taxes:	\$1.29/SF (2024/25)	Deposit:	N/A
Lease Term:	N/A	Parcel #:	25-24-476-032	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: Taxes, Insurance, CAM: \$3.25/psf (2024)

COMMENTS

Great central location with excellent accessibility to entire metro area from I-696 & I-75. Flexible expansion opportunities. Competitive lease rates & terms. On-site management. Unit #25167 is 100% air-conditioned.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Gary Stephens, (248) 948-0104, gstephens@signatureassociates.com
Kris Pawlowski, (248) 359-3801, kpawlowski@signatureassociates.com
Ben Wilkiemeyer, (248) 359-0624, bwilkiemeyer@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.