

25153 - 25367 DEQUINDRE RD
MADISON HEIGHTS, MICHIGAN

HI-TECH/OFFICE/INDUSTRIAL FOR LEASE
2,800 – 4,000 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

MADISON TECH CENTER



WATCH OUR DRONE VIDEO



PROPERTY FEATURES

- High Image Flex / Office / Industrial Park
- Great Central Location in Metro Detroit with Excellent Accessibility to Entire Metro Area from I-696 & I-75
- Tenant Signage Available on Building
- Abundant Parking
- Flexible Expansion Opportunities
- Competitive Lease Rates & Terms
- On-Site Management
- Located within 15 Minutes of Downtown Detroit, Royal Oak, Troy and Major Automotive Companies



For more information, please contact:

GARY STEPHENS
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KRIS PAWLOWSKI
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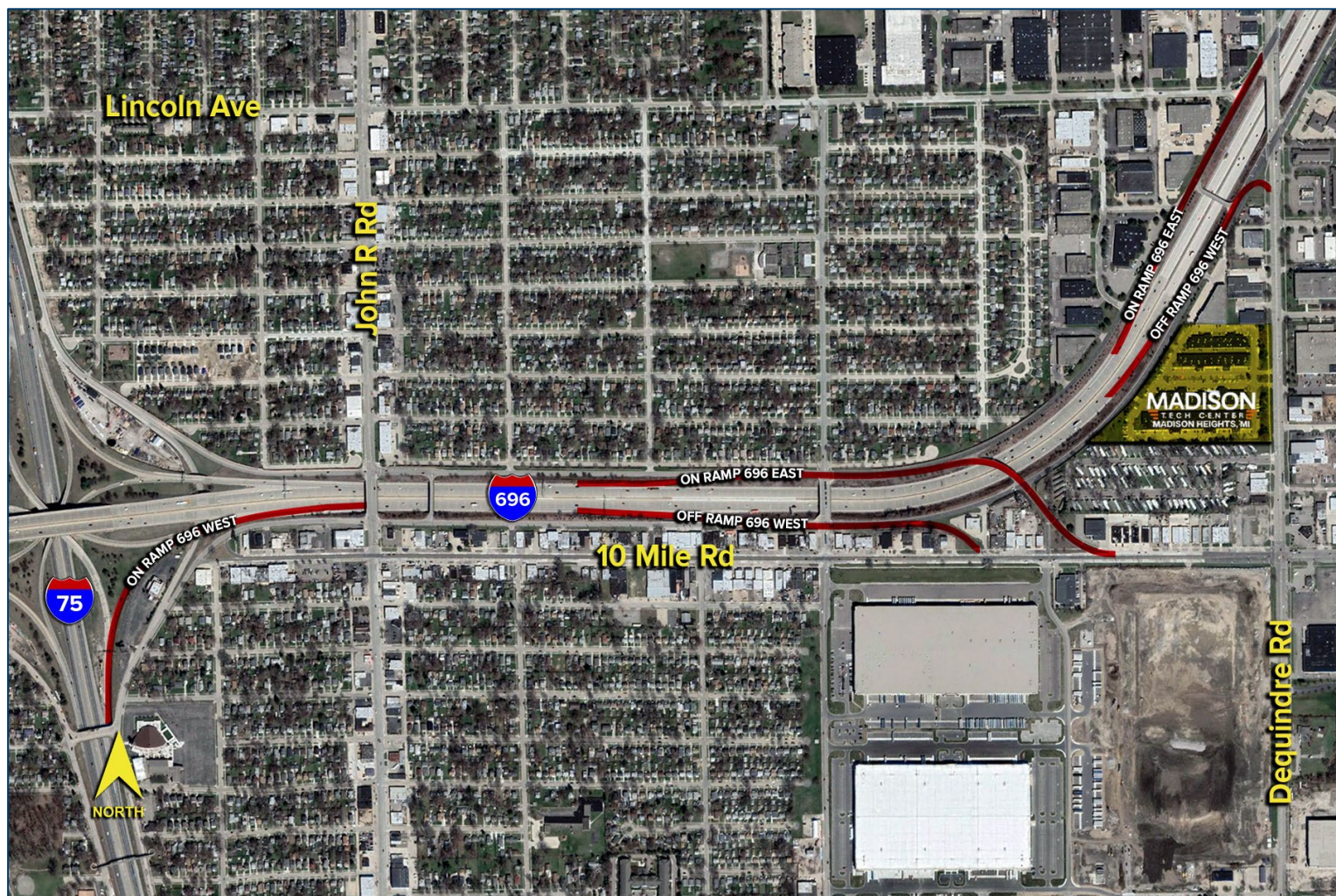
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One Towne Square, Suite 1200
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Madison Tech Center – Madison Heights, Michigan

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GREAT CENTRAL LOCATION

12 Minutes to Downtown Detroit

7 Minutes to Southfield

7 Minutes to Troy

7 Minutes to GM Tech Center

5 Minutes to Royal Oak



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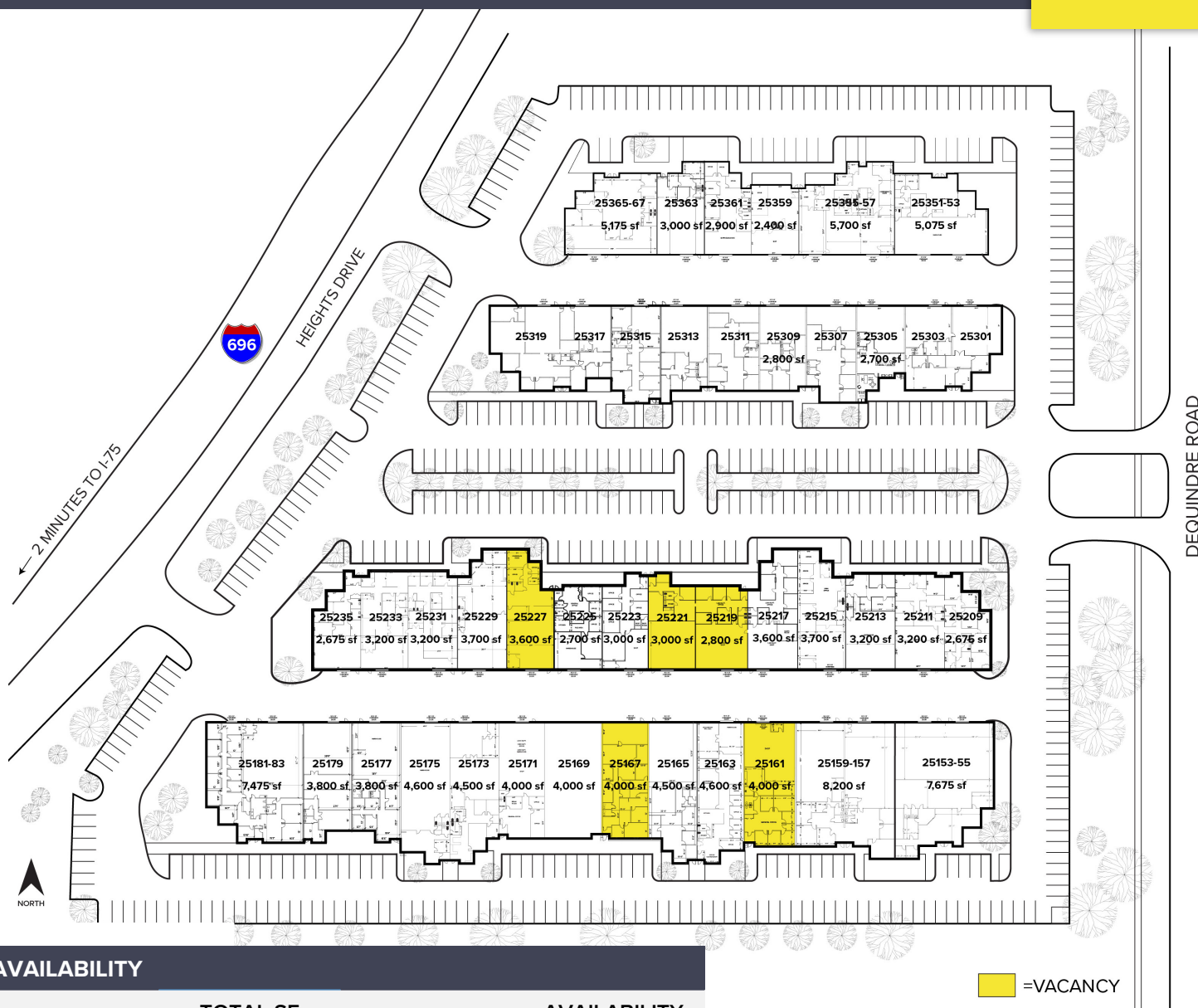
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AVAILABILITY

ADDRESS	TOTAL SF & OFFICE SF	RATE	AVAILABILITY DATE
25161	4,000/2,675	\$7.50 NNN	Immediately
25167	4,000/2,500	\$7.50 NNN	Immediately
25219	2,800/1,440	\$7.75 NNN	Immediately
25221	3,000/1,500	\$7.75 NNN	Immediately
25227	3,600/1,800	\$7.75 NNN	Immediately

All units can be finished to suit

*Denotes contiguous units

Taxes, Insurance, CAM = \$3.25/SF

Includes: Mechanical HVAC – Spring & Fall at \$0.30 – \$0.35/sq.ft. (2024)

Trash - \$0.23/sq.ft. (2024)

Miscellaneous HMC repairs by HMC inside suites - \$0.12 – \$0.15/sq.ft. (2024)

OTHER AMENITIES INCLUDE:

- 14' clearance height
- All new roofs recently installed with high insulation factors
- New HVAC systems
- 240 volts power/3-phase power
- Full-service maintenance programs
- Flexible expansion opportunities

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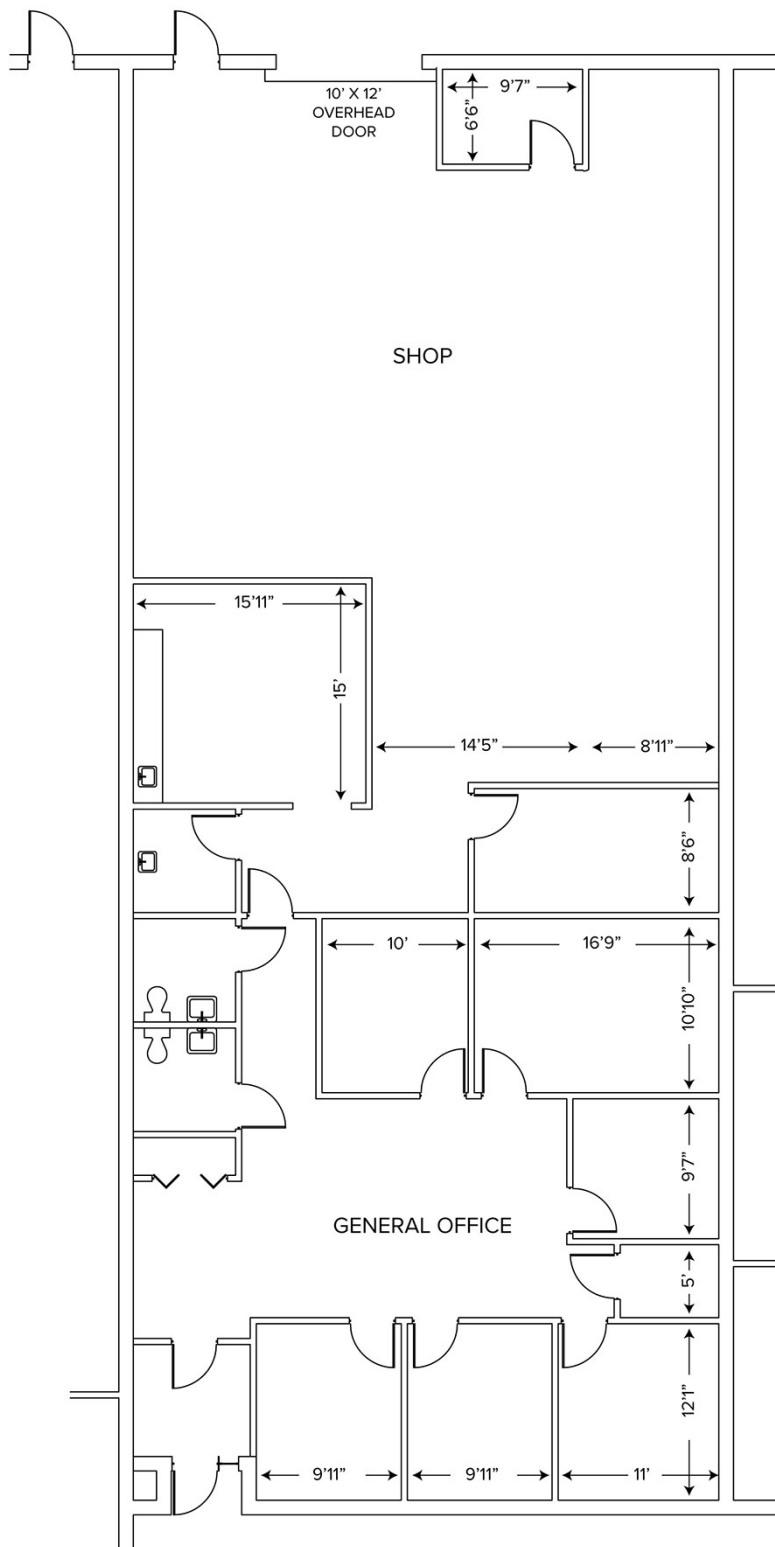
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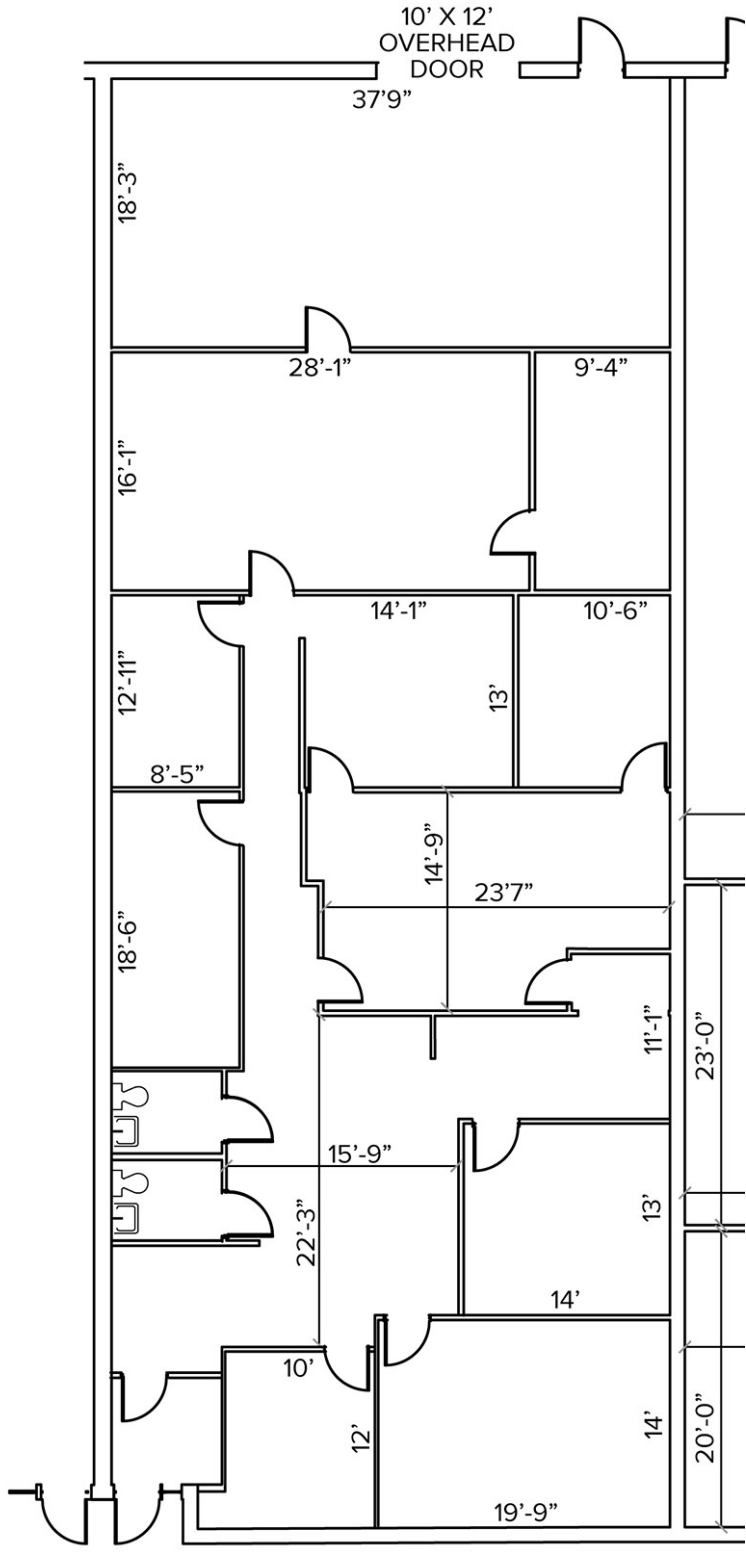
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25167	4,000/To-Suit	\$7.50 NNN
100% Air Conditioned		



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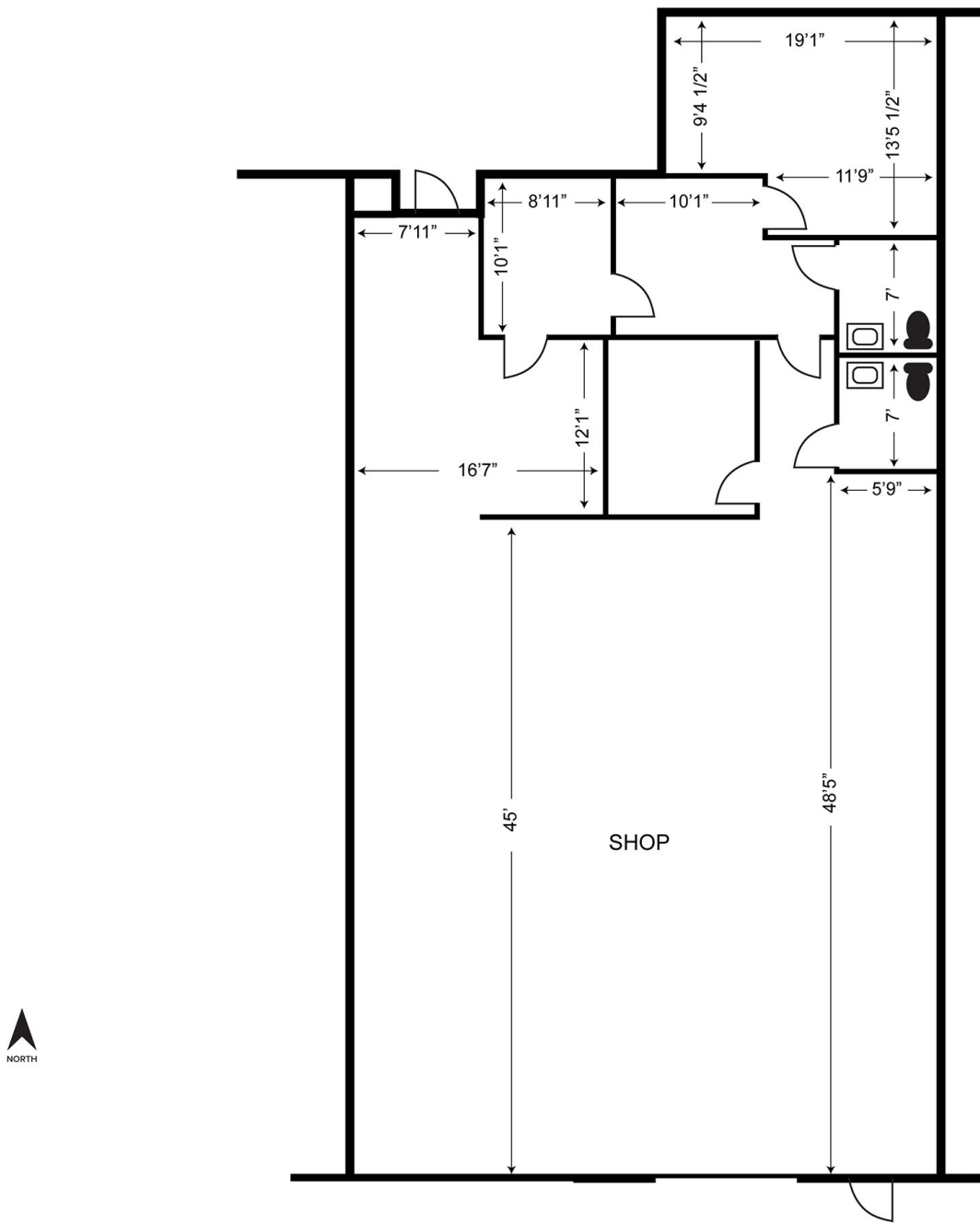
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25363	3,000/1,500	\$7.50 NNN



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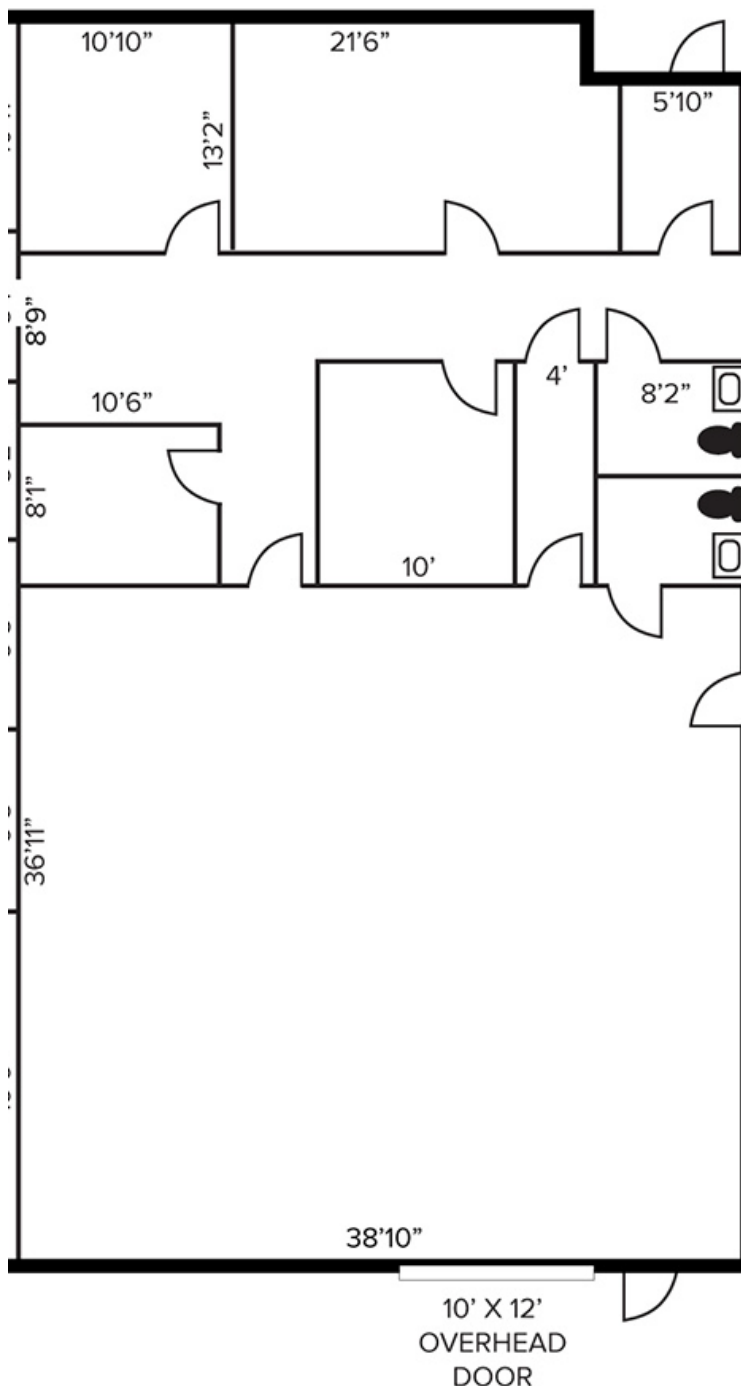
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25219	2,800/1,440	\$7.75 NNN



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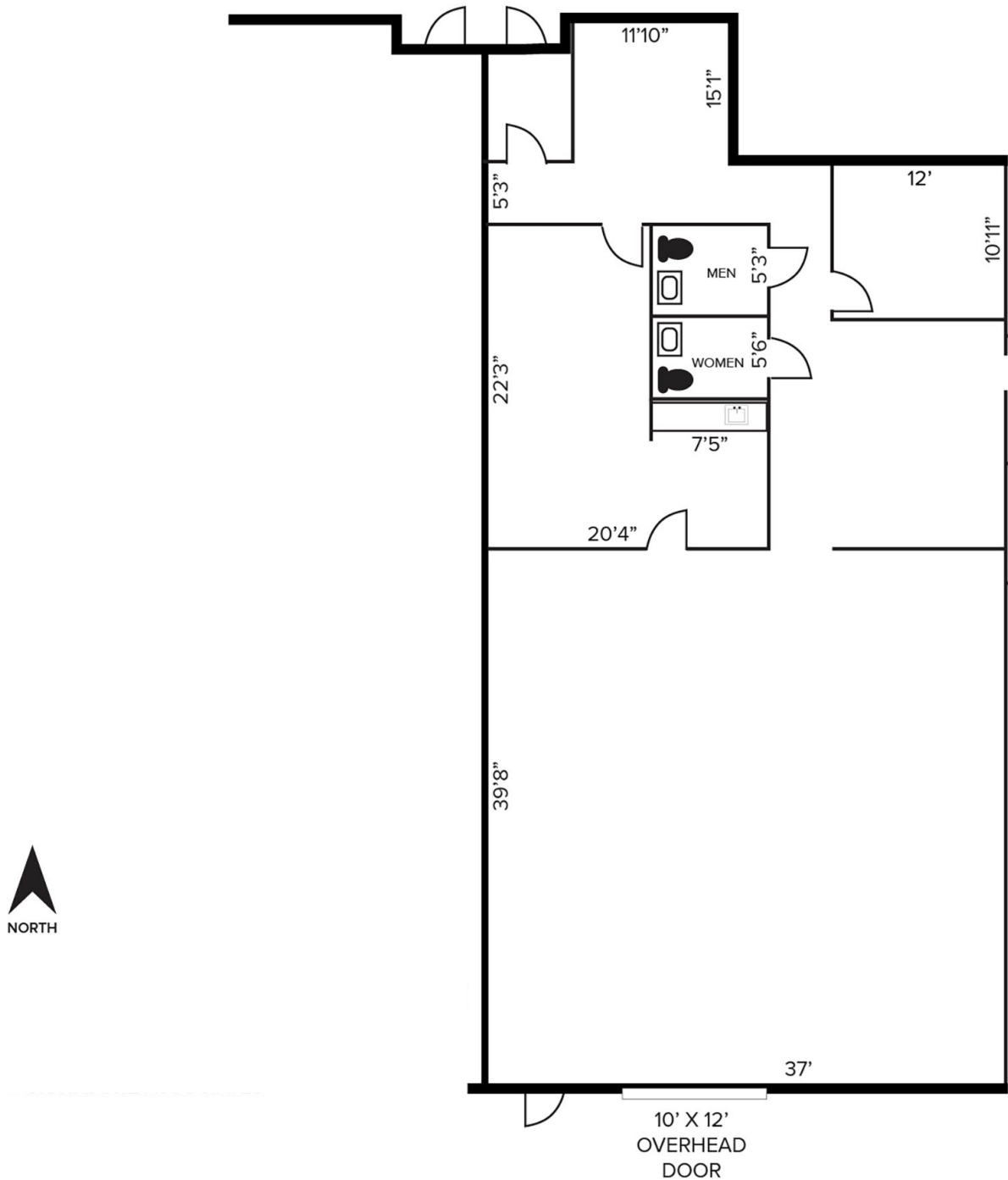
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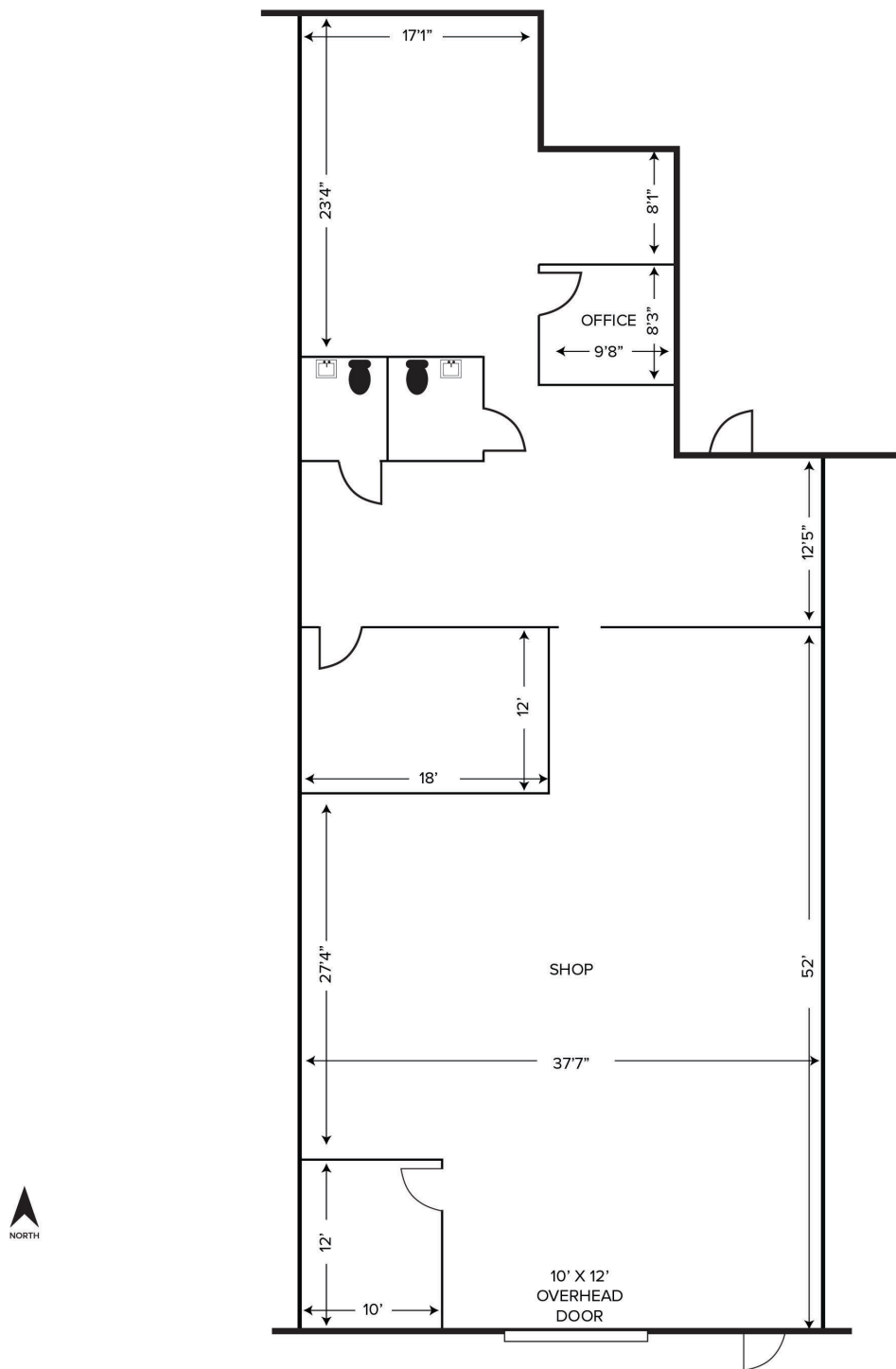
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