



## Industrial For Sale

**Property Name:** Universal Flow Monitors, Inc.  
**Location:** 1755 E. Nine Mile Road  
**City, State:** Hazel Park, MI  
**Cross Streets:** Dequindre Rd.  
**County:** Oakland  
**Zoning:** M-1

### BUILDING SIZE / AVAILABILITY

<b>Building Type:</b>	Built	<b>Mezzanine:</b>	1,754
<b>Total Building Sq. Ft.:</b>	7,559	<b>Available Shop Sq. Ft.:</b>	6,759
<b>Available Sq. Ft.:</b>	7,559	<b>Available Office Sq. Ft.:</b>	800
		<b>Office Dim:</b>	40 x 20
		<b>Shop Dim:</b>	N/A

### PROPERTY INFORMATION

<b>Freestanding:</b>	Yes	<b>Year Built:</b>	1946 (Retrofit: 2000)
<b>Clear Height:</b>	10' - 18'	<b>Rail:</b>	No
<b>Grade Level Door(s):</b>	1: 10 x 10	<b>Security:</b>	Yes
<b>Truckwells or Docks:</b>	0	<b>Interior:</b>	N/A
<b>Exterior Construction:</b>	Masonry	<b>Lighting:</b>	LED
<b>Structural System:</b>	Steel	<b>Bay Sizes:</b>	Clear Span
<b>Air-Conditioning:</b>	100%	<b>Restrooms:</b>	5
<b>Heating:</b>	Gas	<b>Cranes:</b>	Yes, Jib 1/2 Ton
<b>Availability:</b>	Immediately	<b>Parking:</b>	10
<b>Power (Amps/Volts):</b>	1000 Amps, 480 Volts		
		<b>Floors:</b>	Concrete
		<b>Floor Drains:</b>	No
		<b>Roof:</b>	2023-2005
		<b>Acres:</b>	0.310
		<b>Land Dimensions:</b>	103.32 x 130.7

### PRICING INFORMATION

<b>Sale Price:</b>	\$495,000 (\$65.48/sqft)	<b>Deposit:</b>	N/A	<b>TD:</b>	N/A
<b>Taxes:</b>	\$8,255.33 (2025)	<b>Options:</b>	N/A	<b>Assessor #:</b>	N/A
<b>Parcel #:</b>	25-25-478-034				

### COMMENTS

Great central location, 1-mile from I-75 and I-696, main street frontage. Rare 7,559 sq. ft. building for sale close to Ferndale and Royal Oak. 2-story office area.



**Broker:** SIGNATURE ASSOCIATES

#### Agent(s):

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