

Office For Sale or Lease

Property Name:
Location: 28405 Van Dyke Avenue
City, State: Warren, MI
Cross Streets: 12 Mile Road
County: Macomb

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	200,000	**Total Available Sq. Ft.:**	200,000	**Class:**	A
Typical Floor Plate:	50,000	**Min / Max Cont. Sq. Ft.:**	50,000 / 200,000	**No. of Floors:**	4

PROPERTY INFORMATION

Zoning:	Office	**Parking:**	1,423 - Deck
Exterior Construction:	Brick/Block/Glass	**Power:**	N/A
Structural System:	Steel	**Security Systems:**	No
Roof:	Membrane	**Restrooms:**	Yes
Floors / Covering:	N/A / N/A	**Sprinklers:**	Yes
Heating:	Yes	**Signage:**	Yes
Air-Conditioning:	Yes	**Delivery Area:**	N/A
Ceiling Height:	12'	**Date Available:**	Immediate
Year Built:	2004	**Acreage:**	N/A

Current Tenants:

PRICING INFORMATION

Lease Rate:	$16.50 Gross	**Rentable/Usable:**	N/A	**Lease Term:**	5 Years
Sale Price:	Possible Sale	**Total Taxes:**	$323,168.04 (2025)	**Impr Allowance:**	N/A
Options:	N/A	**Parcel #:**	13-16-276-005	**Deposit:**	N/A

Tenant Responsibility:

Comments: Spectacular office building for lease or possible sale. Immediate occupancy! Close to GM Tech Center, Tacom, General Dynamics, and BAE. Numerous amenities within one mile. Easy access to I-696 in Central Macomb location. Over 1,400 parking spaces. GM lease ends 12/31/2026.



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.