



Industrial For Lease

Property Name: Madison Tech Center
Location: 25209-25235 Dequindre Road, Unit: #25221
City, State: Madison Heights, MI
Cross Streets: I-696/Dequindre
County: Oakland
Zoning: Lt. Industrial

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	44,350	Building Type:	Built	Mezzanine:	N/A
Available Sq. Ft.:	3,000	Available Shop Sq. Ft.:	1,500	Office Dim:	N/A
		Available Office Sq. Ft.:	1,500	Shop Dim:	N/A

PROPERTY INFORMATION

Clear Height:	16'	Multi-Tenant:	Yes	Year Built:	1989
Grade Level Door(s):	1: 10 x 12	Rail:	No	Sprinklers:	No
Truckwells or Docks:	0	Security:	Yes	Signage:	Yes, On Building
Exterior Construction:	Block/Brick	Interior:	N/A	Exterior:	N/A
Structural System:	Steel	Lighting:	LED	Roof:	Built-Up
Air-Conditioning:	100%	Bay Sizes:	30'	Floors:	N/A
Heating:	Gas Forced Air	Restrooms:	Yes	Floor Drains:	Yes
Availability:	Immediately	Cranes:	No	Acreage:	12.970
Power (Amps/Volts):	100 Amps, 400/240 Volts, 3-Phase	Parking:	Heavy	Land Dimensions:	N/A

PRICING INFORMATION

Lease Rate:	\$7.75	Mthly Rate:	N/A	TD:	N/A
Lease Type:	NNN	Taxes:	\$1.14/sf (2024)	Deposit:	N/A
Lease Term:	-	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.



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.