



Industrial For Lease

Property Name: MFP Seals
Location: 900 E. Whitcomb Avenue
City, State: Madison Heights, MI
Cross Streets: Between John R & Dequindre
County: Oakland
Zoning: Lt. Industrial

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	38,776	Available Shop Sq. Ft.:	32,340	Office Dim:	N/A
Available Sq. Ft.:	38,776	Available Office Sq. Ft.:	6,436	Shop Dim:	N/A

PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1989
Clear Height:	18'	Rail:	No	Sprinklers:	Yes
Grade Level Door(s):	2: 10 x 12	Security:	Yes	Signage:	N/A
Truckwells or Docks:	1	Interior:	No	Exterior:	No
Exterior Construction:	Block/Brick	Lighting:	LED	Roof:	N/A
Structural System:	N/A	Bay Sizes:	30' x 56'	Floors:	6"
Air-Conditioning:	Rooftop/Office	Restrooms:	Yes	Floor Drains:	Yes
Heating:	Gas Forced Air	Cranes:	No	Acreage:	2.830
Availability:	October 1, 2026	Parking:	149	Land Dimensions:	354.2 x 356
Power (Amps/Volts):	1000 Amps, 277/480 Volts, 3-Phase				

PRICING INFORMATION

Lease Rate:	\$9.95	Mthly Rate:	\$32,151.77/mo	TD:	N/A
Lease Type:	NNN	Taxes:	\$57,149.90 (2025)	Deposit:	2 Months
Lease Term:	7-10 Year(s)	Parcel #:	25-01-326-026	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: N/A

COMMENTS

- Nicely appointed offices
- Expandable to 50,000 sq. ft.
- Air lines
- Skylights

Broker: SIGNATURE ASSOCIATES

Agent(s):

Paul Hoge, (248) 948-0103, paulhoge@signatureassociates.com

