



## Industrial For Sale or Lease

**Property Name:**

**Location:** 14544 & 14580 Telegraph Road

**City, State:** Flat Rock, MI

**Cross Streets:** Gibraltar Road/I-75

**County:** Monroe

**Zoning:** Industrial

### BUILDING SIZE / AVAILABILITY

<b>Total Building Sq. Ft.:</b>	45,484	<b>Building Type:</b>	Built	<b>Mezzanine:</b>	N/A
<b>Available Sq. Ft.:</b>	5,984 - 45,484	<b>Available Shop Sq. Ft.:</b>	39,500	<b>Office Dim:</b>	N/A
		<b>Available Office Sq. Ft.:</b>	5,984	<b>Shop Dim:</b>	N/A

### PROPERTY INFORMATION

<b>Clear Height:</b>	20'	<b>Multi-Tenant:</b>	Yes	<b>Year Built:</b>	1960
<b>Grade Level Door(s):</b>	16	<b>Rail:</b>	No	<b>Sprinklers:</b>	No
<b>Truckwells or Docks:</b>	3	<b>Security:</b>	No	<b>Signage:</b>	Yes
<b>Exterior Construction:</b>	Metal	<b>Interior:</b>	No	<b>Exterior:</b>	Yes
<b>Structural System:</b>	Steel	<b>Lighting:</b>	Sodium Halide	<b>Roof:</b>	Metal
<b>Air-Conditioning:</b>	Office	<b>Bay Sizes:</b>	N/A	<b>Floors:</b>	Concrete
<b>Heating:</b>	Yes	<b>Restrooms:</b>	3	<b>Floor Drains:</b>	No
<b>Availability:</b>	Immediately	<b>Cranes:</b>	No	<b>Acreage:</b>	17.110
<b>Power (Amps/Volts):</b>	1000 Amps, 208/120 Volts	<b>Parking:</b>	Ample	<b>Land Dimensions:</b>	Irregular

### PRICING INFORMATION

<b>Lease Rate:</b>	\$5.50	<b>Mthly Rate:</b>	N/A	<b>Deposit:</b>	Yes
<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	1-5 Year(s)	<b>TD:</b>	N/A
<b>Sale Price:</b>	\$2,400,000 (\$55.19/sqft)	<b>Taxes:</b>	\$13,097.78 (2023-24)	<b>Parcel #:</b>	03-006-142-00
<b>Imprv Allow:</b>	Possible	<b>Options:</b>	Yes	<b>Assessor #:</b>	N/A

**Tenant Responsibility:** Property Taxes, Building Fire Insurance, Janitorial & Dumpster

### COMMENTS

Main road frontage. Near I-75. Great truck repair facility with warehouse availability. Near Ford Motor Company's Flat Rock Assembly Plant. One internal truckwell.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

Jack Townsend, (248) 948-0115, jtownsend@signatureassociates.com

Brad Viergever, (248) 799-3146, bviergever@signatureassociates.com