

4250 NORMANDY COURT
ROYAL OAK, MICHIGAN

INDUSTRIAL FOR SALE
62,950 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

EXCEPTIONAL FACILITY



PROPERTY FEATURES

- 62,950 square feet available
- 8,480 square feet office
- 1,840 square foot 2nd story office with elevator for training/entertaining
- 21' clear height
- (2) 12' x 14', 8' x 10' grade level doors
- (4) truckwells – (2) interior, (2) exterior
- 1200 amps, 208/120 volts; 150' of 240 volts buss duct
- Fully sprinklered with up-to-date system
- Exceptional centrally located facility with completely upgraded and modernized offices, restrooms & lunchroom
- 60' wide bays
- (5) newer HVAC units for offices
- Air lines and compressor available
- Central vacuum in office, camera system & alarm system
- Corner lot with easy truck access
- Sale Price: \$8,000,000 (\$127.08/sq. ft.)



For more information, please contact:

PAUL HOGE
(248) 948 0103
paulhoge@signatureassociates.com

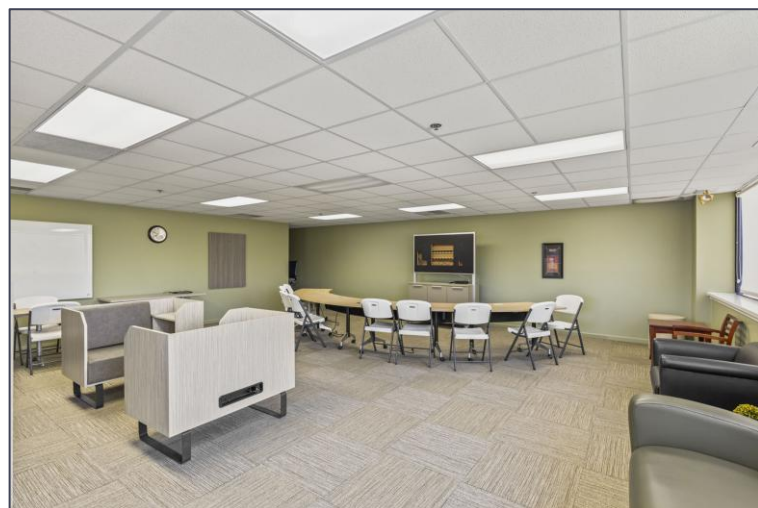
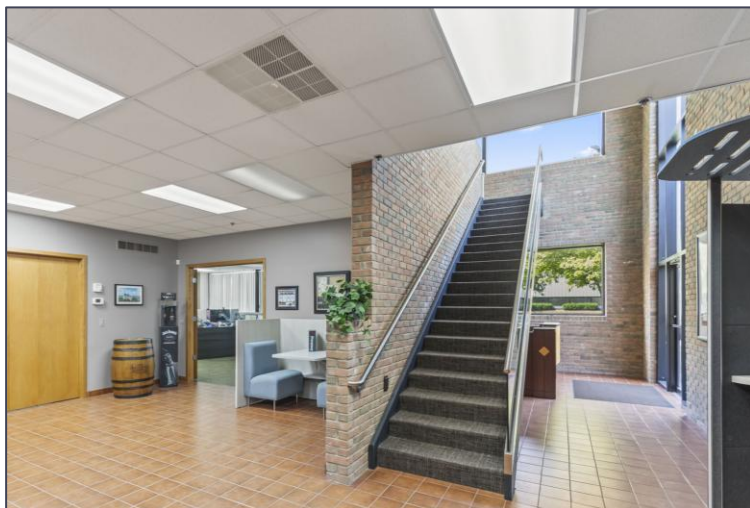
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Interior Photos



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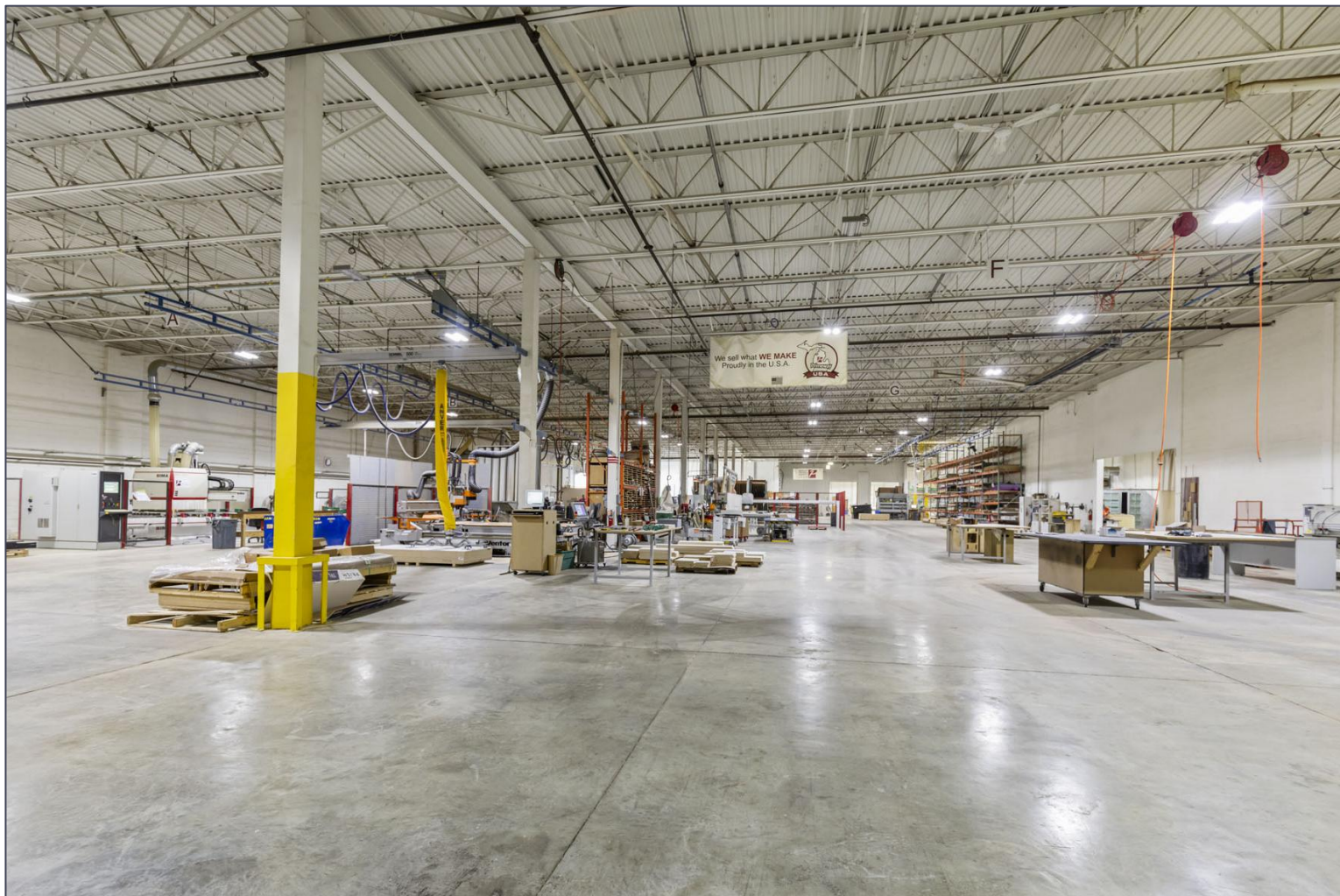
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Exterior Property Photos



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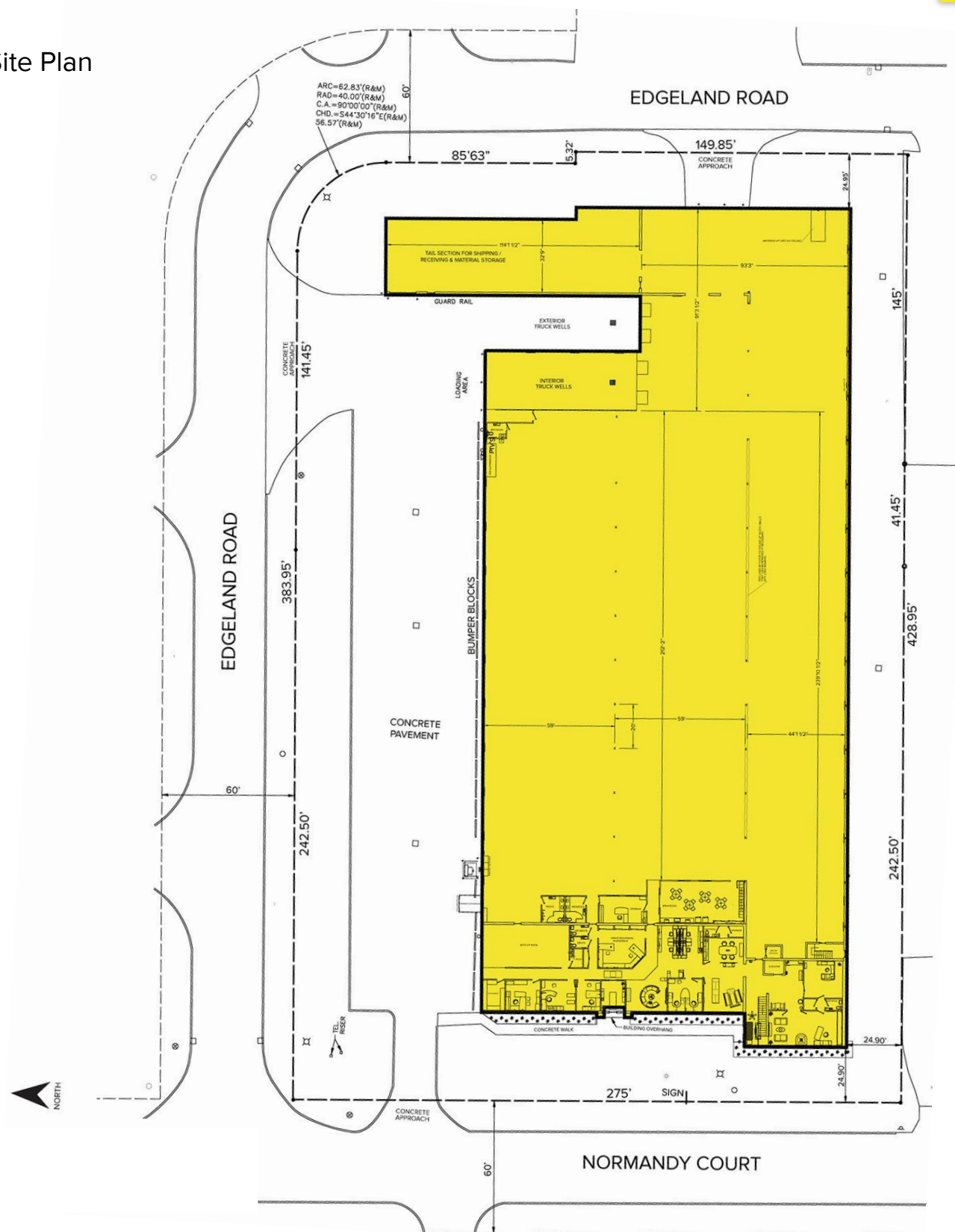
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Site Plan



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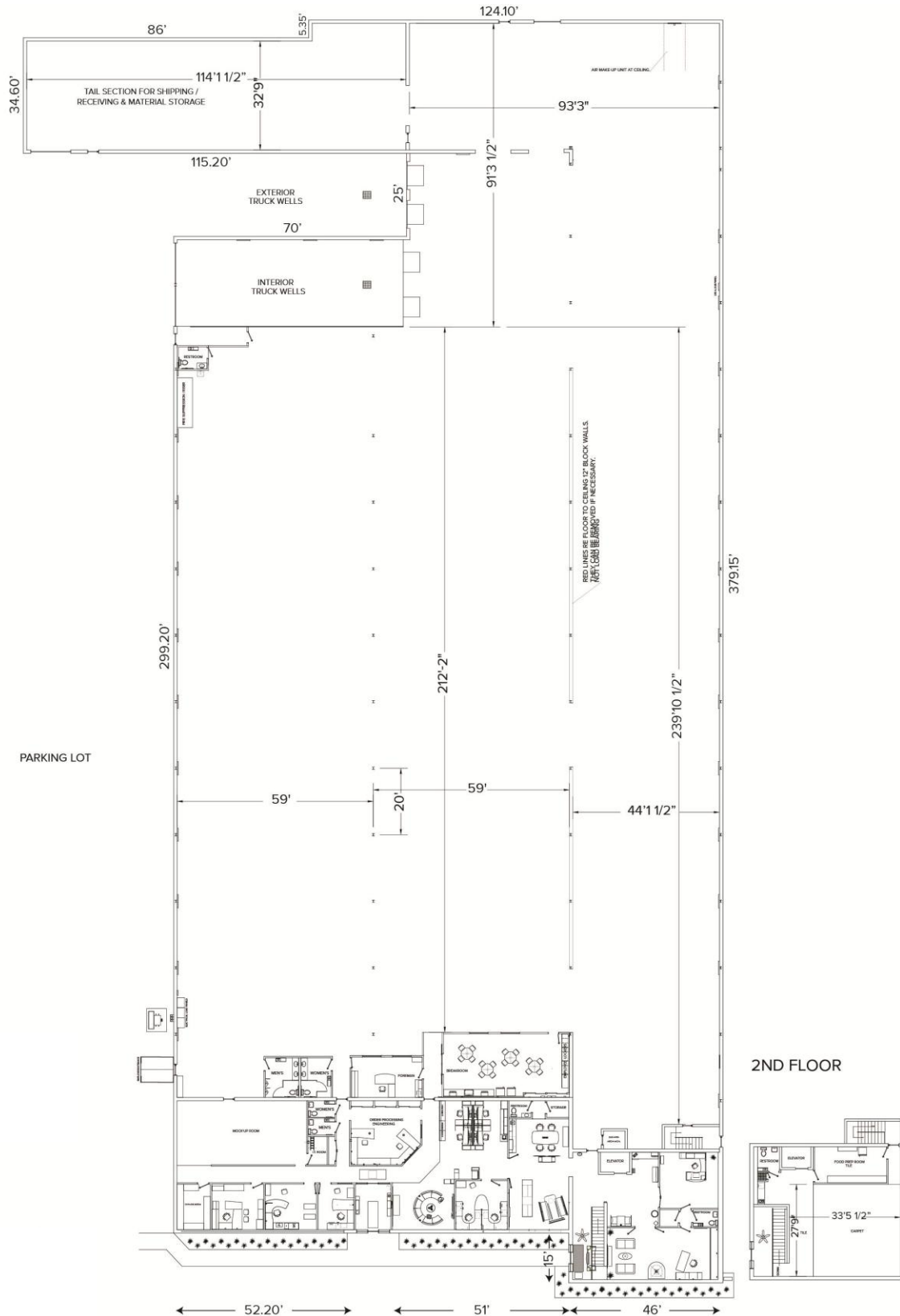
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Floor Plan



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Aerial



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