



Industrial For Sale or Lease

Property Name: Primeway
Location: 4250 Normandy Court
City, State: Royal Oak, MI
Cross Streets: Coolidge Highway
County: Oakland
Zoning: General Ind.

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 62,950
Available Sq. Ft.: 62,950

Building Type: Built
Available Shop Sq. Ft.: 54,470
Available Office Sq. Ft.: 8,480

Mezzanine: N/A
Office Dim: N/A
Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 21'
Grade Level Door(s): 2: 12 x 14, 8 x 10
Truckwells or Docks: 4
Exterior Construction: Block
Structural System: Steel
Air-Conditioning: Central Rooftop
Heating: Radiant Tube
Availability: 60 Days
Power (Amps/Volts): 1200 Amps, 208/120 Volts; 150' of 240 Volts, Buss Duct

Freestanding: Yes
Rail: No
Security: Yes
Interior: Yes
Lighting: LED
Bay Sizes: 20' x 60', 20' x 45'
Restrooms: Yes
Cranes: No
Parking: 58

Year Built: 1988
Sprinklers: Upgraded System
Signage: N/A
Exterior: Yes
Roof: N/A
Floors: 6"
Floor Drains: No
Acreage: 2.680
Land Dimensions: 273 x 428.95

PRICING INFORMATION

Lease Rate: \$9.75
Lease Type: N/A
Sale Price: \$7,500,000 (\$119.14/sqft)
Imprv Allow: N/A
Tenant Responsibility: N/A

Mthly Rate: \$51,146.88/mo
Lease Term: N/A
Taxes: \$91,908.32 (2025/26)
Options: N/A

Deposit: N/A
TD: N/A
Parcel #: 25-05-154-001
Assessor #: N/A

COMMENTS

- Exceptional centrally located facility
- Completely upgraded and modernized offices, restrooms & lunchroom
- (5) newer HVAC units for offices. Air lines and compressor available
- Central vacuum in office
- Spray booth and scissor lift available
- Camera system and alarm system
- 1,840 sq. ft. 2nd story office with elevator for training/entertaining



Broker: SIGNATURE ASSOCIATES

Agent(s):

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