



Industrial For Sale

Property Name: Primeway

Location: 4250 Normandy Court

City, State: Royal Oak, MI

Cross Streets: Coolidge Highway

County: Oakland
Zoning: General Ind.

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	1,840
Total Building Sq. Ft.:	62,950	Available Shop Sq. Ft.:	54,470	Office Dim:	N/A
Available Sq. Ft.:	62,950	Available Office Sq. Ft.:	8,480	Shop Dim:	N/A

PROPERTY INFORMATION Freestanding: Yes Year Built: 1988

Clear Height: 21' Rail: No Sprinklers: Upgraded System

Grade Level Door(s): 2: 12 x 14, 8 x 10 Security: Yes Signage: N/A Truckwells or Docks: Interior: Yes Exterior: Yes **Exterior Construction:** LED Roof: Block Lighting: N/A

Structural System: Steel Bay Sizes: 20' x 60', 20' x 45' Floors: 6"

Air-Conditioning: Central Rooftop Restrooms: Yes Floor Drains: No

Heating: Radiant Tube Cranes: No Acreage: 2.680

Availability: 60 Days Parking: 58 Land

Power (Amps/Volts): 1200 Amps, 208/120 Volts; 150' of 240 Volts, Buss Duct Dimensions: 273 x 428.95

PRICING INFORMATION

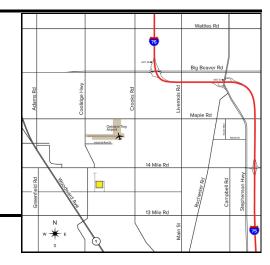
 Sale Price:
 \$8,000,000 (\$127.08/sqft)
 Deposit:
 N/A
 TD:
 N/A

 Taxes:
 \$89,172.45 (2024/25)
 Options:
 N/A
 Assessor #:
 N/A

Parcel #: 25-05-154-001

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):

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