



## **Industrial For Sale**

Property Name: Former Sam's Club

Location: 32625 Northwestern Hwy

City, State: Farmington/F. Hills, MI

Cross Streets: 14 Mile Road
County: Oakland

Zoning: BI

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	133,145	Available Shop Sq. Ft.:	133,145	Office Dim:	N/A
Available Sq. Ft.:	133,145	Available Office Sq. Ft.:	0	Shop Dim:	N/A

PROPERTY INFORMATION Freestanding: Yes Year Built: 2003 (Retrofit: 2015)

Clear Height: 17' - 24' Rail: No Sprinklers: Yes

Grade Level Door(s): 4 Security: No Signage: Monument

Truckwells or Docks: 5 Interior: No Exterior: No

**Exterior Construction:** Masonry Lighting: N/A Roof: N/A **Bay Sizes:** Structural System: N/A N/A Floors: N/A Air-Conditioning: Yes Restrooms: Floor Drains: No Yes

Heating: Yes Cranes: No Acreage: 11.560

Availability: Immediately Parking: 425 Land

Power (Amps/Volts): TBD

## PRICING INFORMATION

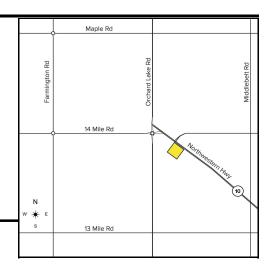
 Sale Price:
 \$10,500,000 (\$78.86/sqft)
 Deposit:
 N/A
 TD:
 N/A

 Taxes:
 \$200,107.87 (2024/25)
 Options:
 N/A
 Assessor #:
 N/A

Parcel #: 23-02-177-049

## **COMMENTS**

Former Sam's Club. Well maintained Class A construction. Includes 5 loading docks and 4 grade level doors. Monument signage available on Northwestern Highway. Includes a vacant potential pad site. Surrounded by National Retailers.



**Broker: SIGNATURE ASSOCIATES** 

## Agent(s):

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