

32439 INDUSTRIAL DRIVE  
MADISON HEIGHTS, MICHIGAN

INDUSTRIAL FOR SALE OR LEASE  
34,800 Square Feet Available



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

**EXCELLENT CRANE FACILITY**



## PROPERTY FEATURES

- 34,800 square feet available
- 5,600 square feet of office
- 27' clear height
- (2) 15' x 14' grade level doors, (1) truckwell
- (1) 25-Ton and (3) 15-Ton crane
- 20' under hook height
- Zoned Light Industrial
- Located on 2.2 acres
- 81 parking spaces
- 2000 amps, 480 volts power, 3 rows buss duct
- 57' x 20' inside columns
- Shop 120' x 260'
- Lease Rate: \$9.65/sq. ft. NNN
- Sale Price: \$4,175,000 (\$119.97/sq. ft.)



For more information, please contact:

**GARY STEPHENS**

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**PAUL HOGE**

(248) 948 0103

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**SIGNATURE ASSOCIATES**

One Towne Square, Suite 1200

Southfield, MI 48076

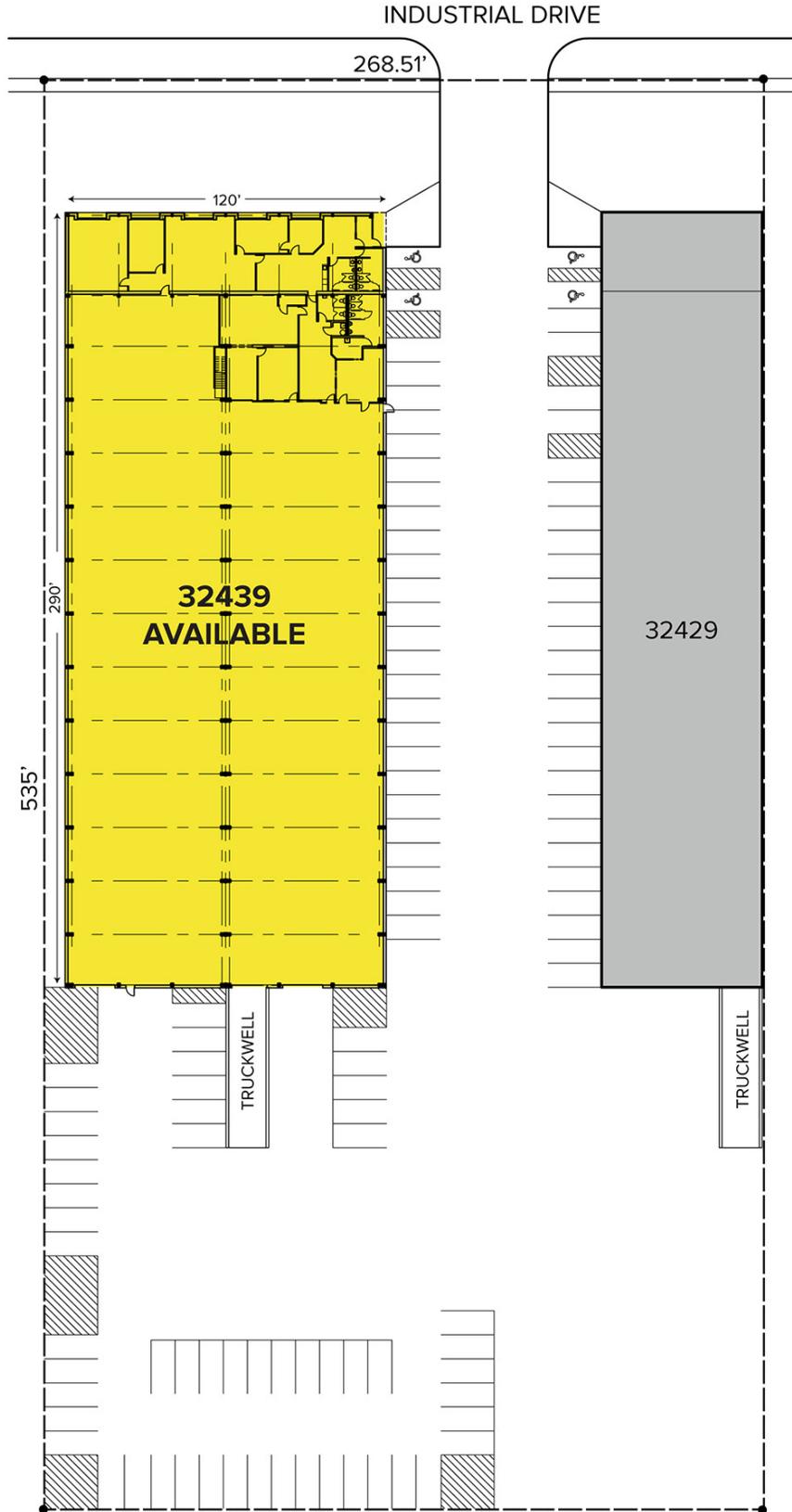
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# 32439 Industrial Drive – Madison Heights, Michigan

## Industrial For Lease

34,800  
Square Feet  
AVAILABLE

### Site Plan



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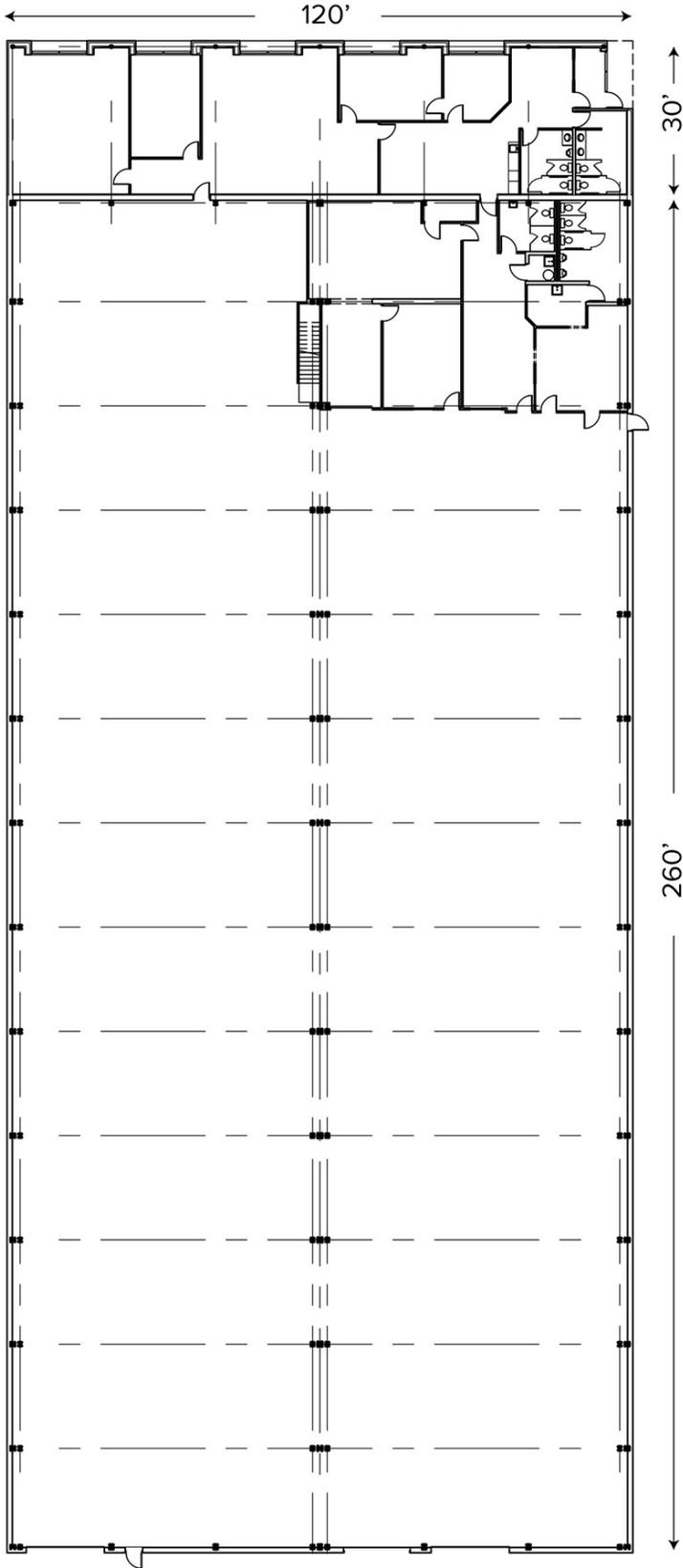
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# 32439 Industrial Drive – Madison Heights, Michigan

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Floor Plan



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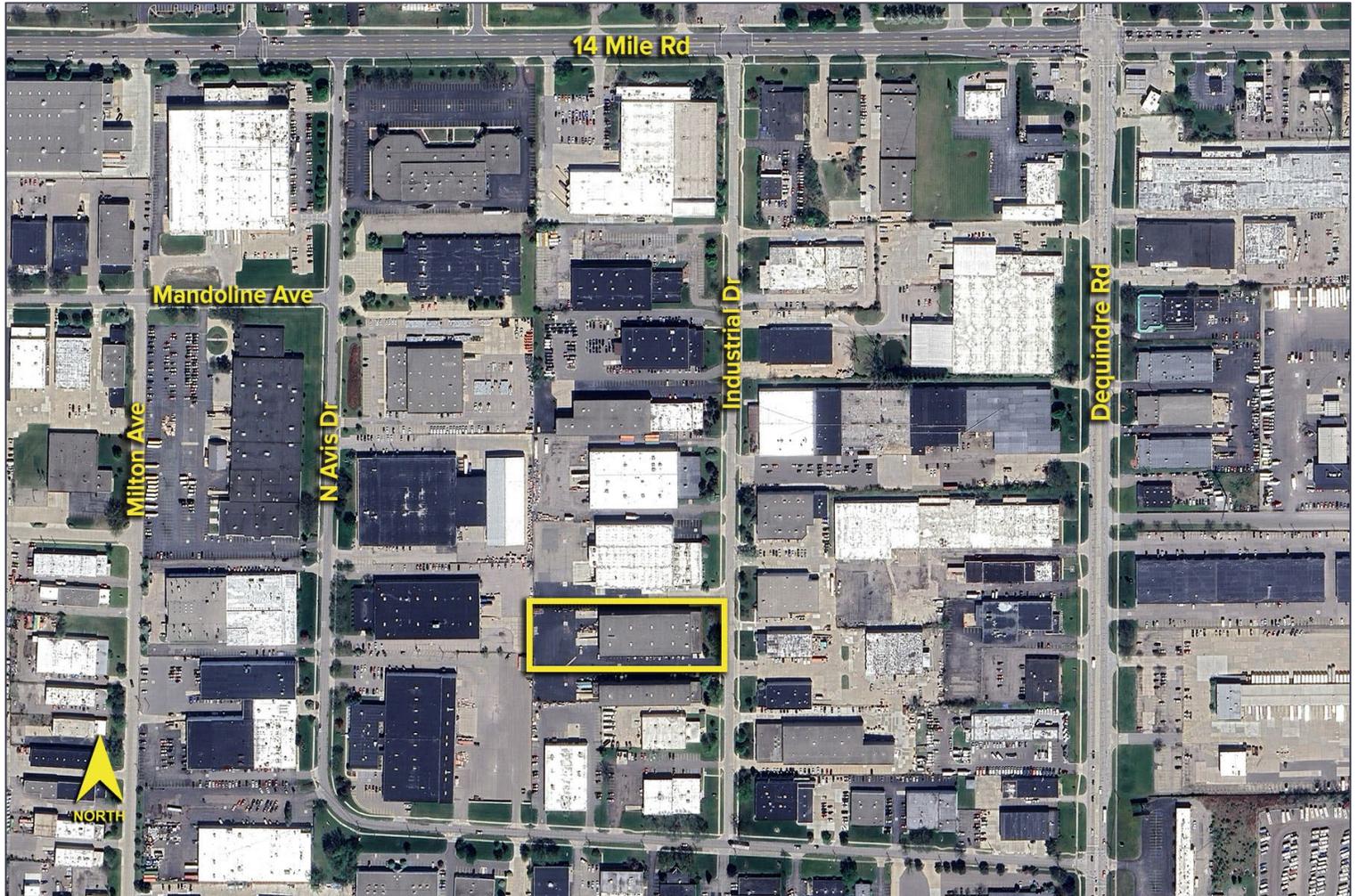
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

# 32439 Industrial Drive – Madison Heights, Michigan

Industrial For Lease

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Aerial



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