



Industrial For Sale or Lease

Property Name: PT Tech
Location: 32439 Industrial Drive
City, State: Madison Heights, MI
Cross Streets: 14 Mile Road & John R Road
County: Oakland
Zoning: Light Industrial

BUILDING SIZE / AVAILABILITY

Building Type:	Built	Mezzanine:	2400
Total Building Sq. Ft.:	34,800	Available Shop Sq. Ft.:	29,200
Available Sq. Ft.:	34,800	Available Office Sq. Ft.:	5,600
		Office Dim:	N/A
		Shop Dim:	120 x 260

PROPERTY INFORMATION

Freestanding:	Yes	Year Built:	1978
Clear Height:	27'	Rail:	No
Grade Level Door(s):	2: 15 x 14	Security:	Yes
Truckwells or Docks:	1	Interior:	No
Exterior Construction:	Masonry	Lighting:	Hi Output Fluor
Structural System:	Steel	Bay Sizes:	20' x 60'
Air-Conditioning:	N/A	Restrooms:	4
Heating:	Gas Forced	Cranes:	Yes, Hook: 20'
Availability:	Immediately	Parking:	81
Power (Amps/Volts):	2000 Amps, 480 Volts, 3 rows buss duct		
		Roof:	Built Up
		Floors:	8" Reinf.Conc.
		Floor Drains:	No
		Acreage:	2.200
		Land Dimensions:	N/A

PRICING INFORMATION

Lease Rate:	\$9.65	Mthly Rate:	\$27,985.00/mo	Deposit:	2 Months
Lease Type:	NNN	Lease Term:	5-10 Year(s)	TD:	N/A
Sale Price:	\$4,175,000 (\$119.97/sqft)	Taxes:	\$37,174.57 (2025)	Parcel #:	25-01-202-013
Imprv Allow:	N/A	Options:	N/A	Assessor #:	N/A
Tenant Responsibility:	N/A				

COMMENTS

Excellent crane facility. (1) 25-ton cranes and (3) 15-ton crane. Ideal for manufacturing. 20' under hook. 57' x 20' inside columns. 3 rows buss duct. Shop area 120' x 260'.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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