



Industrial For Sale or Lease

Property Name: Advanced Assembly Products, Inc
Location: 813 & 839 E. Ten Mile Road
City, State: Madison Heights, MI
Cross Streets: Vassar Avenue
County: Oakland
Zoning: M-1

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	22,699	Available Shop Sq. Ft.:	22,699	Office Dim:	N/A
Available Sq. Ft.:	22,699	Available Office Sq. Ft.:	0	Shop Dim:	N/A

PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1942 (Retrofit: 1946)
Clear Height:	12' - 19'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	5: 12 x 14, 10 x 10	Security:	No	Signage:	Yes
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	N/A	Lighting:	N/A	Roof:	Flat/Rubber
Structural System:	Steel	Bay Sizes:	N/A	Floors:	N/A
Air-Conditioning:	N/A	Restrooms:	4	Floor Drains:	No
Heating:	Forced/Radiant	Cranes:	Yes, (1) 15-Ton	Acreage:	0.529
Availability:	Immediately	Parking:	N/A	Land Dimensions:	N/A
Power (Amps/Volts):	1000 Amps, 480 Volts, 3-Phase				

PRICING INFORMATION		
Lease Rate:	\$6.25	Mthly Rate: N/A
Lease Type:	NNN	Lease Term: N/A
Sale Price:	\$965,000 (\$42.51/sqft)	Taxes: \$17,207.21 (2025)
Imprv Allow:	N/A	Options: N/A
Tenant Responsibility:	N/A	
		Deposit: N/A
		TD: N/A
		Parcel #: 44-25-24-380-035, -019
		Assessor #: N/A

COMMENTS

Located in an industrial corridor clustered around I-696 with convenient access to I-75. Drive-thru capabilities. Signage on 10 Mile Road and visibility from I-696.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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