



## **Industrial For Sale**

**Property Name:** 

Location: 42455 Merrill Road

City, State: Sterling Heights, MI

Cross Streets: Mound Road

County: Macomb

Zoning: M-1

BUILDING SIZE / AVAILABILITY		Building Type	: Built	Mezz	anine: N/A
Total Building Sq. Ft.:	82,641	Available Shop Sq. Ft.: 71,841		Office Dim: N/A	
Available Sq. Ft.:	82,641	Available Offi	<b>ce Sq. Ft.:</b> 10,800	Shop	Dim: N/A
PROPERTY INFORMATION		Freestanding: Yes		Year Built:	1986
Clear Height:	21'7" - 22'3"	Rail:	No	Sprinklers:	Yes
Grade Level Door(s):	2: 12 x 14	Security:	Full Video Surveillance	Signage:	Yes
Truckwells or Docks:	2	Interior:	No	Exterior:	Yes
<b>Exterior Construction:</b>	Block	Lighting:	T5	Roof:	N/A
Structural System:	Steel	Bay Sizes:	20x60	Floors:	6"
Air-Conditioning:	100%	Restrooms:	Several	Floor Drains:	Yes
Heating:	Radiant	Cranes:	Yes, See Comments	Acreage:	6.780
Availability:	Immediately	Parking:	173, +/-	Land	452 660
Dancer (Amona/Malta).	400 Aming 277 Valta Duna dunt Driman Camina			Dimensions:	452 x 660

## PRICING INFORMATION

Power (Amps/Volts):

 Sale Price:
 \$8,350,000 (\$101.04/sqft)
 Deposit:
 N/A
 TD:
 N/A

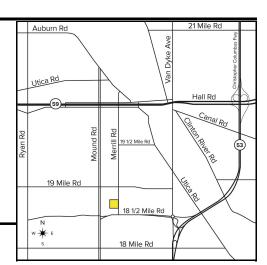
 Taxes:
 \$71,614.03 (2024)
 Options:
 N/A
 Assessor #:
 N/A

480 Amps, 277 Volts, Buss duct, Primary Service

Parcel #: 10-10-09-100-073

## **COMMENTS**

High office ceilings. Skylights. Dust collection system. 20-Ton bridge crane, 16' underhook. Buss duct and primary power. Airlines. Excellent manufacturing plant with additional land for expansion.



**Broker: SIGNATURE** ASSOCIATES

## Agent(s):

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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.