



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	Mezzanine:	N/A
Total Building Sq. Ft.:	82,641	Available Shop Sq. Ft.:	71,841	Office Dim:	N/A
Available Sq. Ft.:	82,641	Available Office Sq. Ft.:	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
Exterior Construction:	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 Dimensions:	452 x 660
Power (Amps/Volts):	480 Amps, 277 Volts, Buss duct, Primary Service				

PRICING INFORMATION

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
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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