



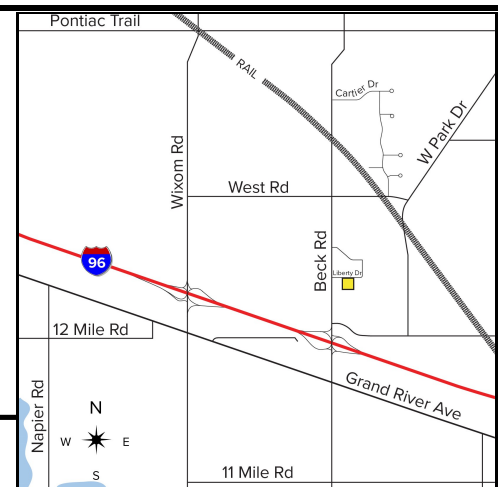
Industrial For Sale

Property Name: Tung Thih Electrotonic USA
Location: 46980 Liberty Drive
City, State: Wixom, MI
Cross Streets: Beck Road
County: Oakland
Zoning: M-1

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	13,324	Available Shop Sq. Ft.:	9,993	Office Dim:	N/A
Available Sq. Ft.:	13,324	Available Office Sq. Ft.:	3,331	Shop Dim:	N/A
PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1989
Clear Height:	18' - 23'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	2: 12 x 14	Security:	Yes	Signage:	N/A
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	N/A	Lighting:	LED	Roof:	N/A
Structural System:	N/A	Bay Sizes:	50'	Floors:	N/A
Air-Conditioning:	Yes	Restrooms:	Yes	Floor Drains:	No
Heating:	Yes	Cranes:	No	Acreage:	1.030
Availability:	Immediately	Parking:	33	Land Dimensions:	N/A
Power (Amps/Volts):	1,600/1,200 Amps, 480/250 Volts, Heavy				
PRICING INFORMATION					
Sale Price:	\$1,865,300 (\$140.00/sqft)	Deposit:	N/A	TD:	N/A
Taxes:	\$20,076.83 (2024)	Options:	N/A	Assessor #:	N/A
Parcel #:	22-09-301-004				

COMMENTS

Prime location, convenient access to I-96 via Beck Road. Well-maintained facility, duplex potential. Two (2) truckwells were filled in and capped and could be restored, buss duct, epoxy floors and 2,000 sq. ft. mezzanine.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Jeff Lemanski, (248) 359-0641, jlemanski@signatureassociates.com
 Steve Gordon, (248) 948-0101, sgordon@signatureassociates.com