



Industrial For Sale

Property Name: Advance Engineering
Location: 7505 Baron Drive
City, State: Canton, MI
Cross Streets: South off Koppernick Road
County: Wayne
Zoning: Industrial

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	4,500
Total Building Sq. Ft.:	168,100	Available Shop Sq. Ft.:	161,700	Office Dim:	40 x 160
Available Sq. Ft.:	168,100	Available Office Sq. Ft.:	6,400	Shop Dim:	N/A

PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1996 (Retrofit: 2014)
Clear Height:	32'	Rail:	No	Sprinklers:	Yes
Grade Level Door(s):	5: 10 x 14, 14 x 16	Security:	Yes	Signage:	Yes
Truckwells or Docks:	5	Interior:	Yes	Exterior:	No
Exterior Construction:	Block/Metal Panel	Lighting:	Fluorescent	Roof:	Butler MR-24
Structural System:	Steel	Bay Sizes:	50' x 50'	Floors:	8" Reinforced
Air-Conditioning:	Central Office	Restrooms:	4	Floor Drains:	Yes
Heating:	Radiant/Air Rot	Cranes:	Yes	Acreage:	14.870
Availability:	Immediately	Parking:	140	Land Dimensions:	N/A
Power (Amps/Volts):	10000 Amps, 480 Volts, Heavy				

PRICING INFORMATION

Sale Price:	\$18,000,000 (\$107.08/sqft)	Deposit:	N/A	TD:	N/A
Taxes:	\$227,749.16 (2024)	Options:	N/A	Assessor #:	N/A
Parcel #:	71-008-99-0002-716				

COMMENTS

Exceptionally maintained facility equipped with heavy crane capacity - (2) 12 ½-ton bridge cranes with 100' span and 20' underhook in the north bay; (2) 6-ton bridge cranes and 20' underhook in the south bay. (1) 5-ton crane added in 2015. Prime Canton location with immediate access to I-275, I-94, and M-14 for efficient regional connectivity.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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