



Industrial For Lease

Property Name:

Location: 4249 Delemere Boulevard

City, State: Royal Oak, MI

Cross Streets: Normandy Road

County: Oakland

Zoning: General Industrial

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	12,911	Available Shop Sq. Ft.:	11,483	Office Dim:	N/A
Available Sq. Ft.:	12,911	Available Office Sq. Ft.:	1,428	Shop Dim:	N/A

PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1962
Clear Height:	15' - 16'4"	Rail:	No	Sprinklers:	No
Grade Level Door(s):	2: 12 x 14	Security:	No	Signage:	Yes
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Block	Lighting:	LED	Roof:	New
Structural System:	Steel	Bay Sizes:	N/A	Floors:	N/A
Air-Conditioning:	Yes	Restrooms:	2 Office/1 Shop	Floor Drains:	Yes
Heating:	N/A	Cranes:	Yes, 2	Acreage:	0.620
Availability:	Immediately	Parking:	28, New Concrete	Land Dimensions:	N/A
Power (Amps/Volts):	400 Amps				

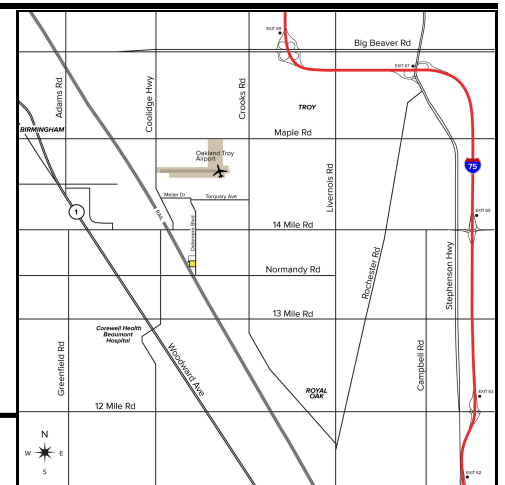
PRICING INFORMATION

Lease Rate:	\$12.50	Mthly Rate:	N/A	TD:	N/A
Lease Type:	NNN	Taxes:	\$12,754.89 (2024)	Deposit:	N/A
Lease Term:	N/A	Parcel #:	25-05-181-007	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: N/A

COMMENTS

Situated between downtown Royal Oak and Birmingham the Delemere Road submarket is among the hottest business relocation areas in Metropolitan Detroit. This property offers many potential industrial conversion type uses from creative; (architecture, marketing, software development), to fitness, to light industrial. Landlord white box work includes ground epoxy concrete floors, painted walls and ceilings, LED lights and a 14 foot glass garage door on Delemere. Tons of natural light from windows along the north and south walls. This is a truly unique building in a vibrant location.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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