



## Industrial For Sale

### Property Name:

**Location:** 51328 Oro Road  
**City, State:** Shelby Twp., MI  
**Cross Streets:** Schoenherr Road & 23 Mile Road  
**County:** Macomb  
**Zoning:** Lt. Industrial

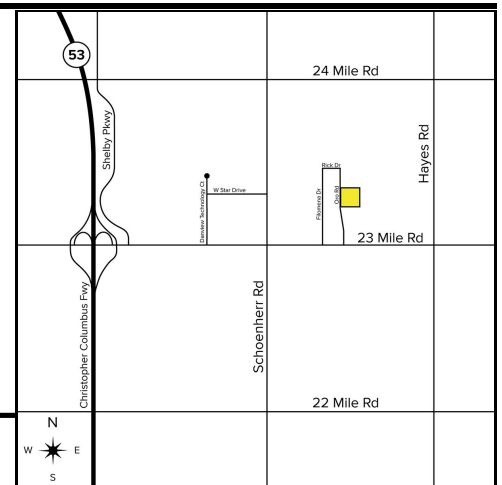
BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	500
Total Building Sq. Ft.:	3,395	Available Shop Sq. Ft.:	2,645	Office Dim:	N/A
Available Sq. Ft.:	3,395	Available Office Sq. Ft.:	750	Shop Dim:	N/A

PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1990
Clear Height:	15'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	1: 12 x 14	Security:	No	Signage:	None
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Face Brick	Lighting:	LED	Roof:	Flat
Structural System:	Block/Steel	Bay Sizes:	42' x 80'	Floors:	N/A
Air-Conditioning:	Office	Restrooms:	2	Floor Drains:	No
Heating:	N/A	Cranes:	No	Acreage:	0.227
Availability:	Immediately	Parking:	Ample	Land Dimensions:	N/A
Power (Amps/Volts):	400 Amps, 240 Volts				

PRICING INFORMATION		Deposit:	N/A	TD:	N/A
Sale Price:	\$495,000 (\$145.80/sqft)	Options:	N/A	Assessor #:	N/A
Taxes:	\$6,559.08 (2024)				
Parcel #:	23-07-13-378-004				

### COMMENTS

Rare opportunity to own an industrial condominium in the booming 23 Mile Corridor.



**Broker:** SIGNATURE ASSOCIATES

### Agent(s):

Ben Wilkiemeyer, (248) 359-0624, bwilkiemeyer@signatureassociates.com  
 Paul Saad, (248) 359-0652, psaad@signatureassociates.com