



## Hi-Tech For Sale/Sublease

**Property Name:**

**Location:** 33737 W. Twelve Mile Road

**City, State:** Farmington/F. Hills, MI

**Cross Streets:** W. of Farmington Road

**County:** Oakland

**Zoning:** OS-4

### BUILDING SIZE / AVAILABILITY

|   |  |                           |
|---|--|---------------------------|
| <b>Total Building Sq. Ft.:</b> 95,100     | <b>Building Type:</b> Built                      | <b>Mezzanine:</b> N/A     |
| <b>Available Sq. Ft.:</b> 45,000 - 95,100 | <b>Available Shop Sq. Ft.:</b> 20,000 - 50,099   | <b>Office Dim:</b> N/A    |
|   | <b>Available Office Sq. Ft.:</b> 45,000 - 95,100 | <b>Shop Dim:</b> 80 x 100 |

### PROPERTY INFORMATION

|                                       |                              |  |
|---------------------------------------|------------------------------|--|
| <b>Clear Height:</b> 13' - 20'        | <b>Multi-Tenant:</b> Yes     | <b>Year Built:</b> 1981 (Retrofit: 2019) |
| <b>Grade Level Door(s):</b> 0         | <b>Rail:</b> No              | <b>Sprinklers:</b> No                    |
| <b>Truckwells or Docks:</b> 2         | <b>Security:</b> No          | <b>Signage:</b> Yes                      |
| <b>Exterior Construction:</b> Masonry | <b>Interior:</b> No          | <b>Exterior:</b> Yes                     |
| <b>Structural System:</b> Steel       | <b>Lighting:</b> N/A         | <b>Roof:</b> N/A                         |
| <b>Air-Conditioning:</b> Yes          | <b>Bay Sizes:</b> 80' x 100' | <b>Floors:</b> N/A                       |
| <b>Heating:</b> N/A                   | <b>Restrooms:</b> Ample      | <b>Floor Drains:</b> No                  |
| <b>Availability:</b> 30 Days          | <b>Cranes:</b> No            | <b>Acreage:</b> 16.440                   |
| <b>Power (Amps/Volts):</b> N/A        | <b>Parking:</b> 450          | <b>Land Dimensions:</b> 650 x 1180       |

### PRICING INFORMATION

|                                      |                                |                                   |
|--------------------------------------|--------------------------------|-----------------------------------|
| <b>Lease Rate:</b> \$15.68 - \$23.50 | <b>Mthly Rate:</b> N/A         | <b>Deposit:</b> N/A               |
| <b>Lease Type:</b> NNN/Gross         | <b>Lease Term:</b> N/A         | <b>TD:</b> N/A                    |
| <b>Sale Price:</b> Contact Broker    | <b>Taxes:</b> \$232,798 (2025) | <b>Parcel #:</b> 22-23-16-201-005 |
| <b>Imprv Allow:</b> N/A              | <b>Options:</b> N/A            | <b>Assessor #:</b> N/A            |
| <b>Tenant Responsibility:</b> N/A    |                                |                                   |

### COMMENTS

Corporate quality, a "high-image" building fronting I-696. Very large parcel offers 450 stall generous parking and circulation. Large windowed areas creates an open feel. Recently renovated and gently occupied. "Turn-key" possible. (Some of the furniture can be offered). 13' clear throughout office and 20' clear in hi-bay/loading dock area. (8,000 sq. ft.).



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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