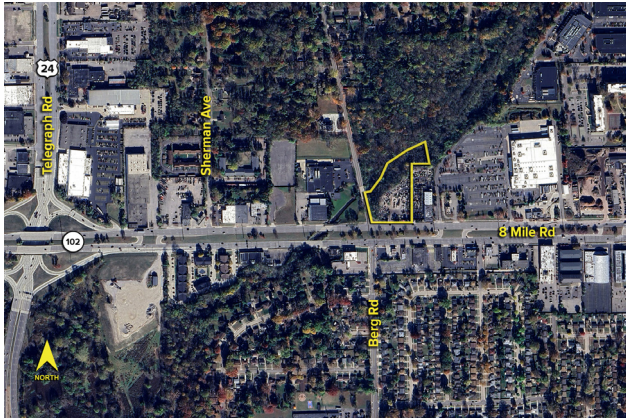




LAND For Sale or Lease

Location: Berg Road
Side of Street: North
City: Southfield, MI
Cross Streets: Eight Mile Road
County: Oakland

Acreage: 3.68

Zoning: I-1

Improvements: N/A

Dimensions:

UTILITIES

Sanitary Sewer: Yes

Storm Sewer: Yes

Water: Yes

Gas: Yes

Outside Storage: Yes

Rail Siding: No

ADJACENT LAND

North: Vacant Land

South: Retail

East: Industrial

West: Industrial

PRICING INFORMATION

Asking Price: \$695,000.00

Per Acre: \$188,858.70

Per SqFt : \$4.34

Terms:

Lease Rate: \$4,500.00/Gross Monthly

Parcel #: 24-33-451-028

Assessor Number: N/A

Taxes:

TRAFFIC INFORMATION

Yr: 2025 Count: 44,067 8 Mile Rd. W. of Telegraph Rd.

Yr: 2025 Count: 44,313 8 Mile Rd. E. of Telegraph Rd.

Yr: 2025 Count: 52,155 Telegraph Rd. N. of 8 Mile Rd.

Yr: 2025 Count: 45,090 Telegraph Rd. S. of 8 Mile Rd.

DEMOGRAPHICS

	Population	Median HH Income
1 Mile Radius	11,510	\$46,218
3 Mile Radius	103,255	\$56,657
5 Mile Radius	301,080	\$63,784

Comments: One of the only remaining land parcels in Southfield zoned industrial. Secured, fenced in yard in a prime logistical location. Contact brokers for more details.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Peter Vanderkaay, (248) 359-3837, pvanderkaay@signatureassociates.com

Richard Pifer, (248) 799-3158, rpifer@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.