



## Industrial For Sale or Lease

**Property Name:** Primary Tool and Cutter Grinding  
**Location:** 31771 Sherman Avenue  
**City, State:** Madison Heights, MI  
**Cross Streets:** S. of Whitcomb Avenue  
**County:** Oakland  
**Zoning:** M-1

### BUILDING SIZE / AVAILABILITY

<b>Building Type:</b>	Built	<b>Mezzanine:</b>	N/A
<b>Total Building Sq. Ft.:</b>	13,969	<b>Available Shop Sq. Ft.:</b>	12,769
<b>Available Sq. Ft.:</b>	13,969	<b>Available Office Sq. Ft.:</b>	1,200
		<b>Office Dim:</b>	N/A
		<b>Shop Dim:</b>	N/A

### PROPERTY INFORMATION

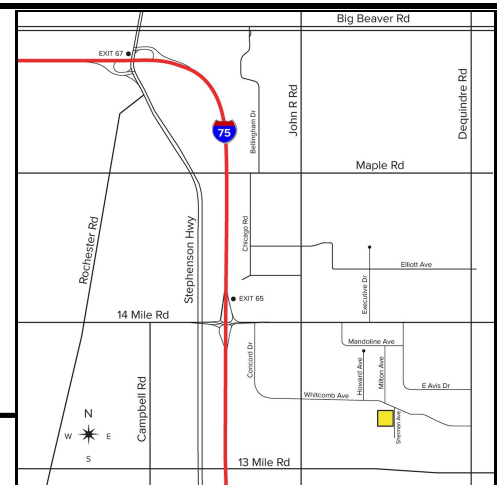
<b>Freestanding:</b>	Yes	<b>Year Built:</b>	1982
<b>Clear Height:</b>	16'8"	<b>Rail:</b>	No
<b>Grade Level Door(s):</b>	1: 12 x 14	<b>Security:</b>	Yes
<b>Truckwells or Docks:</b>	0	<b>Interior:</b>	N/A
<b>Exterior Construction:</b>	Block	<b>Lighting:</b>	LED
<b>Structural System:</b>	Block/Steel	<b>Bay Sizes:</b>	20 x 40
<b>Air-Conditioning:</b>	Central Roof	<b>Restrooms:</b>	Yes
<b>Heating:</b>	Forced Air	<b>Cranes:</b>	No
<b>Availability:</b>	Immediately	<b>Parking:</b>	30
<b>Power (Amps/Volts):</b>	2000 Amps, 227/480 Volts	<b>Roof:</b>	N/A
		<b>Floors:</b>	6" Epoxy
		<b>Floor Drains:</b>	Yes
		<b>Acreage:</b>	0.980
		<b>Land Dimensions:</b>	N/A

### PRICING INFORMATION

<b>Lease Rate:</b>	\$9.00	<b>Mthly Rate:</b>	N/A	<b>Deposit:</b>	N/A
<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	-	<b>TD:</b>	N/A
<b>Sale Price:</b>	\$1,750,000 (\$125.28/sqft)	<b>Taxes:</b>	\$27,638 (2025)	<b>Parcel #:</b>	25-01-427-021
<b>Imprv Allow:</b>	N/A	<b>Options:</b>	N/A	<b>Assessor #:</b>	N/A
<b>Tenant Responsibility:</b>	N/A				

### COMMENTS

Air conditioning, buss duct, skylights, epoxy floors, and heavy power. 40 Tons of rooftop AC in shop. 2000 Amps. Air lines throughout.



**Broker:** SIGNATURE ASSOCIATES

#### Agent(s):

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