



Industrial For Sale

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

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

PROPERTY INFORMATION

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

PRICING INFORMATION

Sale Price:	\$1,750,000 (\$125.28/sqft)	Deposit:	N/A	TD:	N/A
Taxes:	\$27,638 (2025)	Options:	N/A	Assessor #:	N/A
Parcel #:	25-01-427-021				

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.