



**SIGNATURE
ASSOCIATES**
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Office For Sale

Property Name: Office Park West
Location: 5225 Auto Club Drive
City, State: Dearborn, MI
Cross Streets: S. of Ford Road
County: Wayne

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 65,737	Total Available Sq. Ft.: 65,737	Class: B
Typical Floor Plate:	Min / Max Cont. Sq. Ft.: 65,737 / 65,737	No. of Floors: 2

PROPERTY INFORMATION

Zoning: BC	Parking: 282
Exterior Construction: Brick	Power: Dual feed
Structural System: Steel	Security Systems: No
Roof: Membrane	Restrooms: N/A
Floors / Covering: Raised / Concrete	Sprinklers: Yes
Heating: Forced Air	Signage: Yes
Air-Conditioning: Yes	Delivery Area: N/A
Ceiling Height: 13' typical	Date Available: Immediate
Year Built: 1983	Acreage: 4.96

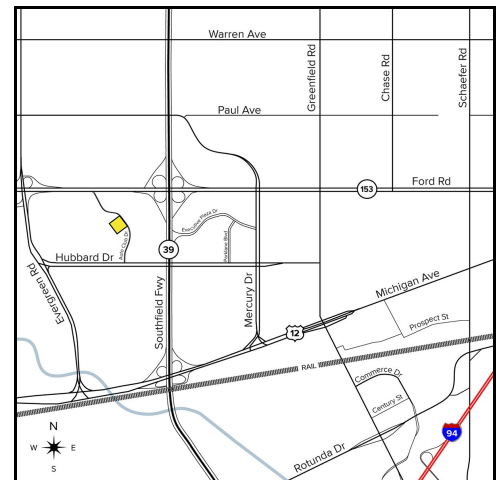
Current Tenants:

PRICING INFORMATION

Sale Price: \$3,100,000 (\$47.16/sqft)	Total Taxes: \$62,830.95 (2024/25)	Deposit: N/A
Options: N/A	Impr Allowance: N/A	
Parcel #: 82-09-141-01-228		

Tenant Responsibility:

Comments: Office/Tech building in a perfect location. Excellent parking plus heavy power as a former data center. Grade level door and truck docks. Office, medical and R & D uses. Priced well below replacement cost.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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