



Hi-Tech For Sale

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

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	65,737	Available Shop Sq. Ft.:	65,737	Office Dim:	N/A
Available Sq. Ft.:	65,737	Available Office Sq. Ft.:	To Suit	Shop Dim:	N/A

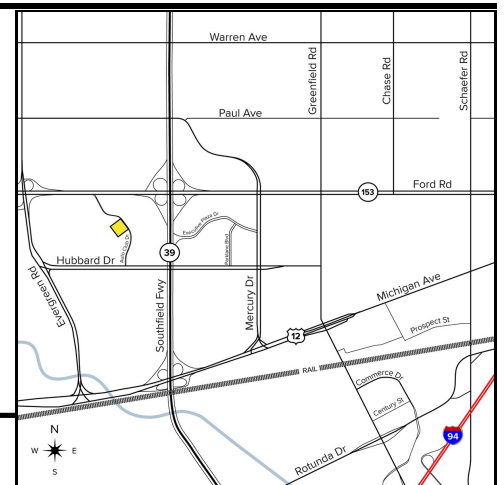
PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1982
Clear Height:	13'	Rail:	No	Sprinklers:	Yes
Grade Level Door(s):	1: 10 x 13	Security:	No	Signage:	Yes
Truckwells or Docks:	2	Interior:	No	Exterior:	Yes
Exterior Construction:	Brick	Lighting:	Recessed	Roof:	Membrane
Structural System:	Steel	Bay Sizes:	N/A	Floors:	Concrete/Raised
Air-Conditioning:	N/A	Restrooms:	N/A	Floor Drains:	Yes
Heating:	Forced Air	Cranes:	No	Acreage:	4.960
Availability:	Immediately	Parking:	282	Land Dimensions:	N/A
Power (Amps/Volts):	13200 Volts, Dual, 2,000 KVA Transformers				

PRICING INFORMATION

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

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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