



**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:	13200 Volts, Dual, 2,000 KVA Transfor
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'	Date Available:	Immediate
Year Built:	1982	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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