



## Industrial For Sale

**Property Name:** Angstrom Electric  
**Location:** 70 E. Silverdome Industrial Park Court  
**City, State:** Pontiac, MI  
**Cross Streets:** Auburn Avenue & Opdyke Road  
**County:** Oakland  
**Zoning:** Lt. Industrial

### BUILDING SIZE / AVAILABILITY

**Total Building Sq. Ft.:** 30,800  
**Available Sq. Ft.:** 30,800

**Building Type:** Built  
**Available Shop Sq. Ft.:** 20,800  
**Available Office Sq. Ft.:** 10,000

**Mezzanine:** N/A  
**Office Dim:** N/A  
**Shop Dim:** N/A

### PROPERTY INFORMATION

**Clear Height:** 20'  
**Grade Level Door(s):** 2: 12 x 14  
**Truckwells or Docks:** 2  
**Exterior Construction:** Block  
**Structural System:** Steel  
**Air-Conditioning:** Office Only  
**Heating:** Gas Radiant  
**Availability:** Immediately  
**Power (Amps/Volts):** 1200 Amps, 480 Volts

**Freestanding:** Yes  
**Rail:** No  
**Security:** Yes  
**Interior:** No  
**Lighting:** LED  
**Bay Sizes:** N/A  
**Restrooms:** Yes  
**Cranes:** No  
**Parking:** 45

**Year Built:** 1995  
**Sprinklers:** Yes  
**Signage:** Yes  
**Exterior:** Yes  
**Roof:** Membrane  
**Floors:** 6"  
**Floor Drains:** Yes  
**Acreage:** 2.320  
**Land Dimensions:** N/A

### PRICING INFORMATION

**Sale Price:** \$4,158,000 (\$135.00/sqft)  
**Taxes:** \$28,036.51 (2024/25)  
**Parcel #:** 14-27-400-028

**Deposit:** N/A  
**Options:** N/A

**TD:** N/A  
**Assessor #:** N/A

### COMMENTS

Excellent location for corporate headquarters/manufacturing.



**Broker:** SIGNATURE ASSOCIATES

#### Agent(s):

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