



## Industrial For Sale

**Property Name:**  
**Location:** 12255 Eight Mile Road  
**City, State:** Warren, MI  
**Cross Streets:** Groesbeck Highway  
**County:** Macomb  
**Zoning:** M-2

### BUILDING SIZE / AVAILABILITY

<b>Total Building Sq. Ft.:</b>	51,106	<b>Building Type:</b>	Built	<b>Mezzanine:</b>	N/A
<b>Available Sq. Ft.:</b>	51,106	<b>Available Shop Sq. Ft.:</b>	46,506	<b>Office Dim:</b>	N/A
		<b>Available Office Sq. Ft.:</b>	4,600	<b>Shop Dim:</b>	N/A

### PROPERTY INFORMATION

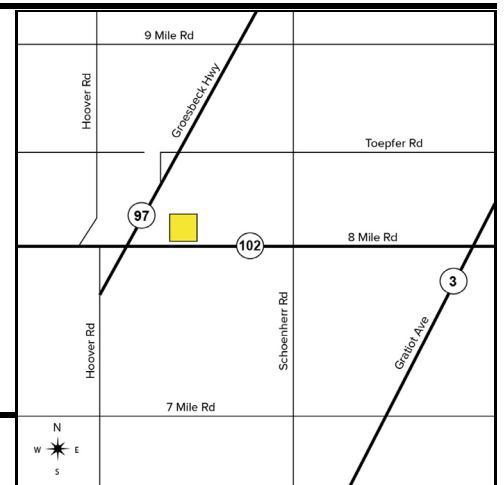
<b>Freestanding:</b>	Yes	<b>Year Built:</b>	1942 (Retrofit: 2000)
<b>Clear Height:</b>	11' - 25'	<b>Sprinklers:</b>	No
<b>Grade Level Door(s):</b>	7	<b>Signage:</b>	N/A
<b>Truckwells or Docks:</b>	0	<b>Exterior:</b>	N/A
<b>Exterior Construction:</b>	Block	<b>Roof:</b>	N/A
<b>Structural System:</b>	N/A	<b>Floors:</b>	N/A
<b>Air-Conditioning:</b>	N/A	<b>Floor Drains:</b>	No
<b>Heating:</b>	Gas Radiant	<b>Acreage:</b>	4.560
<b>Availability:</b>	Immediately	<b>Land Dimensions:</b>	107 x 685
<b>Power (Amps/Volts):</b>	220 Volts, 3-Phase		

### PRICING INFORMATION

<b>Sale Price:</b>	\$795,000 (\$15.56/sqft)	<b>Deposit:</b>	N/A	<b>TD:</b>	N/A
<b>Taxes:</b>	\$19,148.08 (2015)	<b>Options:</b>	N/A	<b>Assessor #:</b>	N/A
<b>Parcel #:</b>	13-35-379-003				

### COMMENTS

2-story office area with (2) stairways, (3) restrooms and kitchenette area. Shop has restroom, locker room, buss duct, air-compressor, airlines, suspended gas space heaters and radiant heat units, (3) 1/2 ton cranes, (1) 3-ton crane, (1) 5-ton crane.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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