



FOR LEASE



30335 Stephenson Highway | Madison Heights, MI R & D Building

- 7,200 Square Feet
- Lease Rate: \$26.00 / SF
- Frontage on Stephenson Highway Across From Costco
- Complete Interior and Exterior Renovations
- Fully Furnished with Conference Room, Kitchen & Snack Bar
- Smart Building Control 4 Automation System

Paul Gyarmati

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BUILDING SPECS

Gross Square Feet:	7,200
R&D Square Feet:	2,000
Office Square Feet:	5,200
Floors:	1
Ceiling Height:	14'
Grade Level Doors:	1
Truckwell:	1
Parking:	90+
Acreage:	1.10



FINANCIALS

Lease Rate: \$26.00

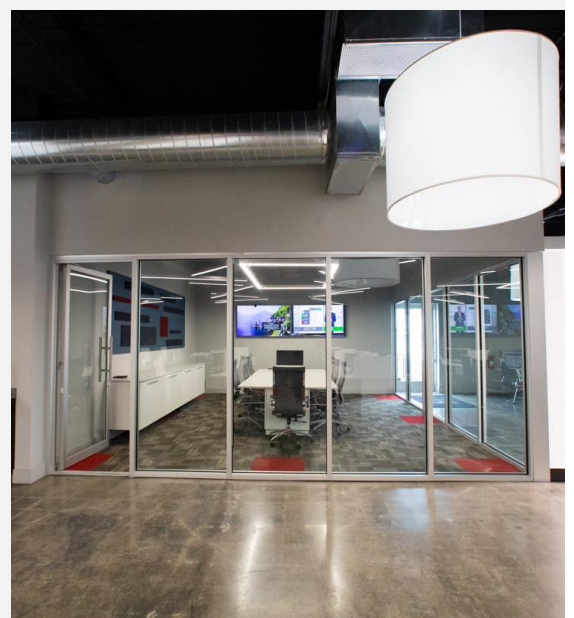
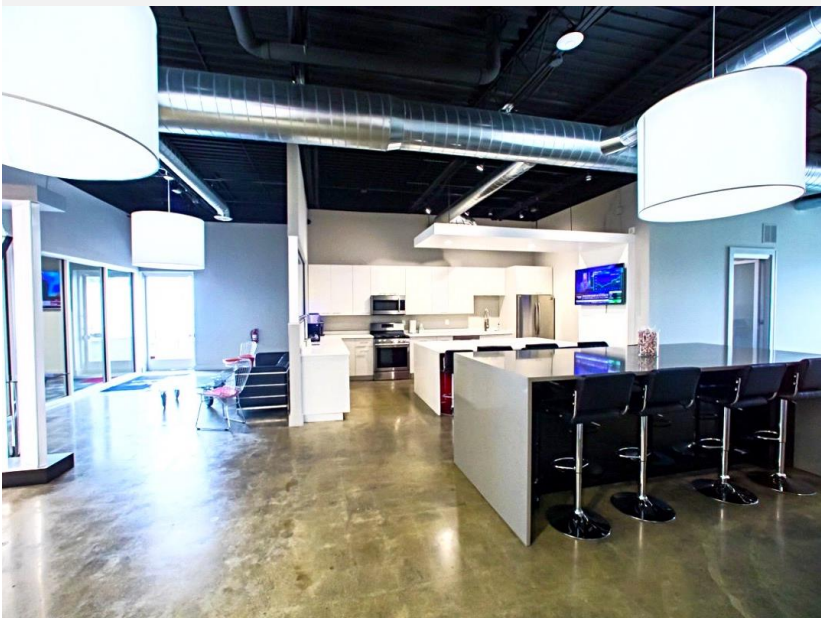
HIGHLIGHTS

- 40 Work Stations + Desk Chairs
- 11 Flat Screen TVs & 30 Monitors
- 4 Private Offices
- Conference Table + Chairs
- 24 Camera Full Surveillance System & Fully Remote Alarm System
- Wifi Throughout Entire Building & Exterior Wifi Access



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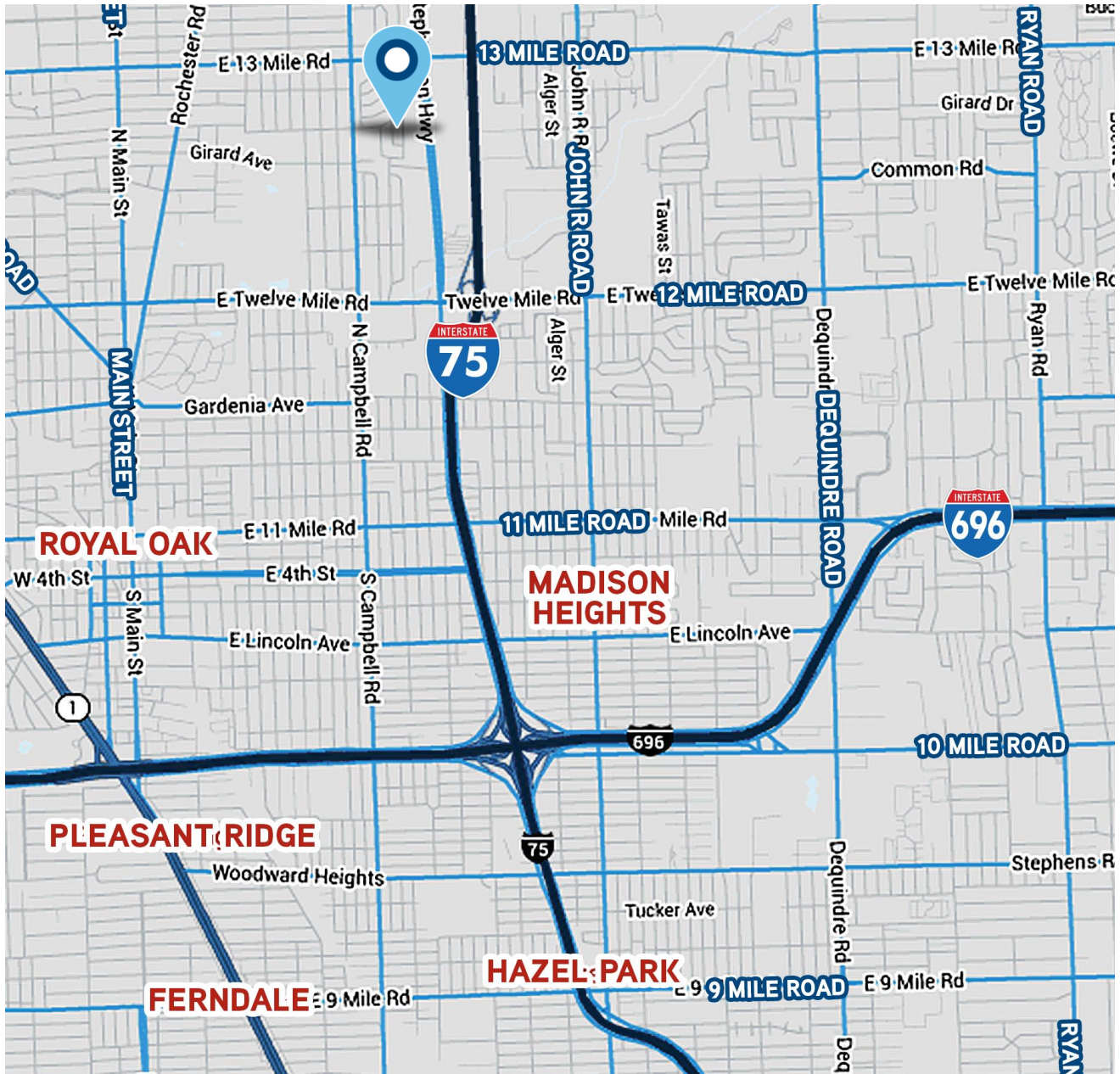
PROPERTY PHOTOS





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LOCATION MAP



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