

30475-30495 STEPHENSON HWY.  
MADISON HEIGHTS, MICHIGAN

INDUSTRIAL FOR LEASE  
7,500 Square Feet Available



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS



## PROPERTY FEATURES

- 7,500 square feet available
- 2,000 square feet office
- 5,500 square feet shop
- 12' clear height
- (3) office rooms
- (1) 8' x 10' grade level door
- Well-positioned industrial space located along Stephenson Highway corridor across from Costco
- This property offers excellent accessibility, functionality, and visibility
- Ideal for a wide range of industrial, retail, flex users and service-based users with close proximity to highway access
- Lease Rate: \$9.95/sq. ft. NNN



For more information, please contact:

**MARVIN PETROUS**  
(248) 359 0647  
mpetrous@signatureassociates.com

**ANATOLA SESI**  
(248) 359 0629  
asesi@signatureassociates.com

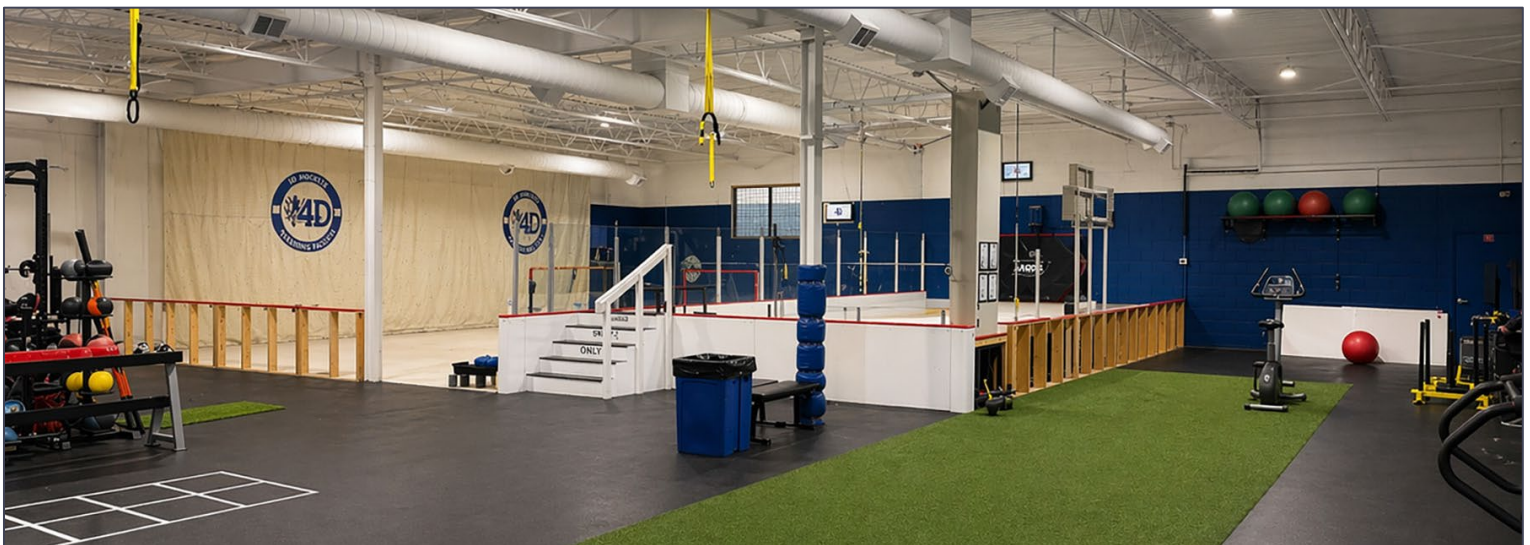
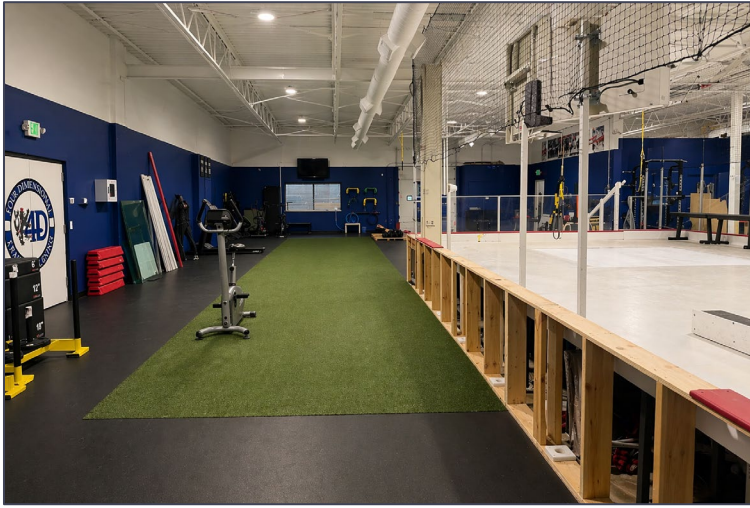
**SIGNATURE ASSOCIATES**  
One Towne Square, Suite 1200  
Southfield, MI 48076  
www.signatureassociates.com

# 30475-95 Stephenson Hwy. – Madison Heights, MI

## Industrial For Lease

7,500  
Square Feet  
AVAILABLE

### Interior Photos - Before



For more information, please contact:

**MARVIN PETROUS**  
(248) 359 0647  
mpetrous@signatureassociates.com

**ANATOLA SESI**  
(248) 359 0629  
asesi@signatureassociates.com

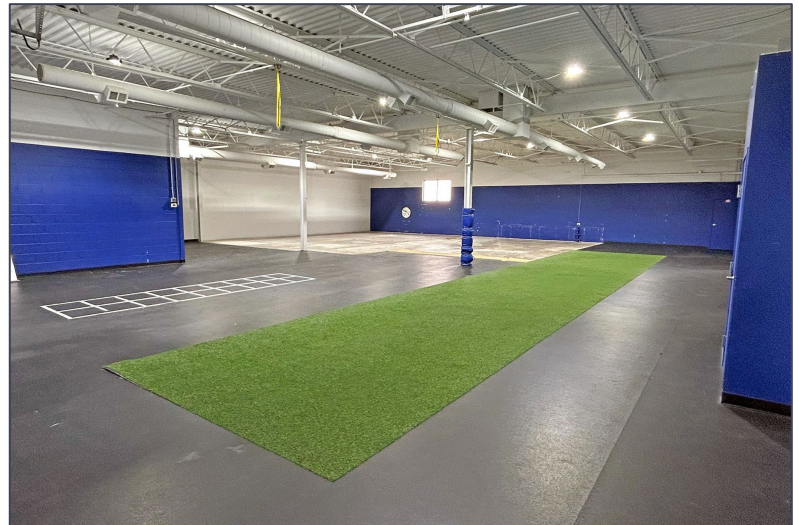
**SIGNATURE ASSOCIATES**  
One Towne Square, Suite 1200  
Southfield, MI 48076  
www.signatureassociates.com

# 30475-95 Stephenson Hwy. – Madison Heights, MI

Industrial For Lease

7,500  
Square Feet  
AVAILABLE

## Interior Photos - After



For more information, please contact:

**MARVIN PETROUS**  
(248) 359 0647  
mpetrous@signatureassociates.com

**ANATOLA SESI**  
(248) 359 0629  
asesi@signatureassociates.com

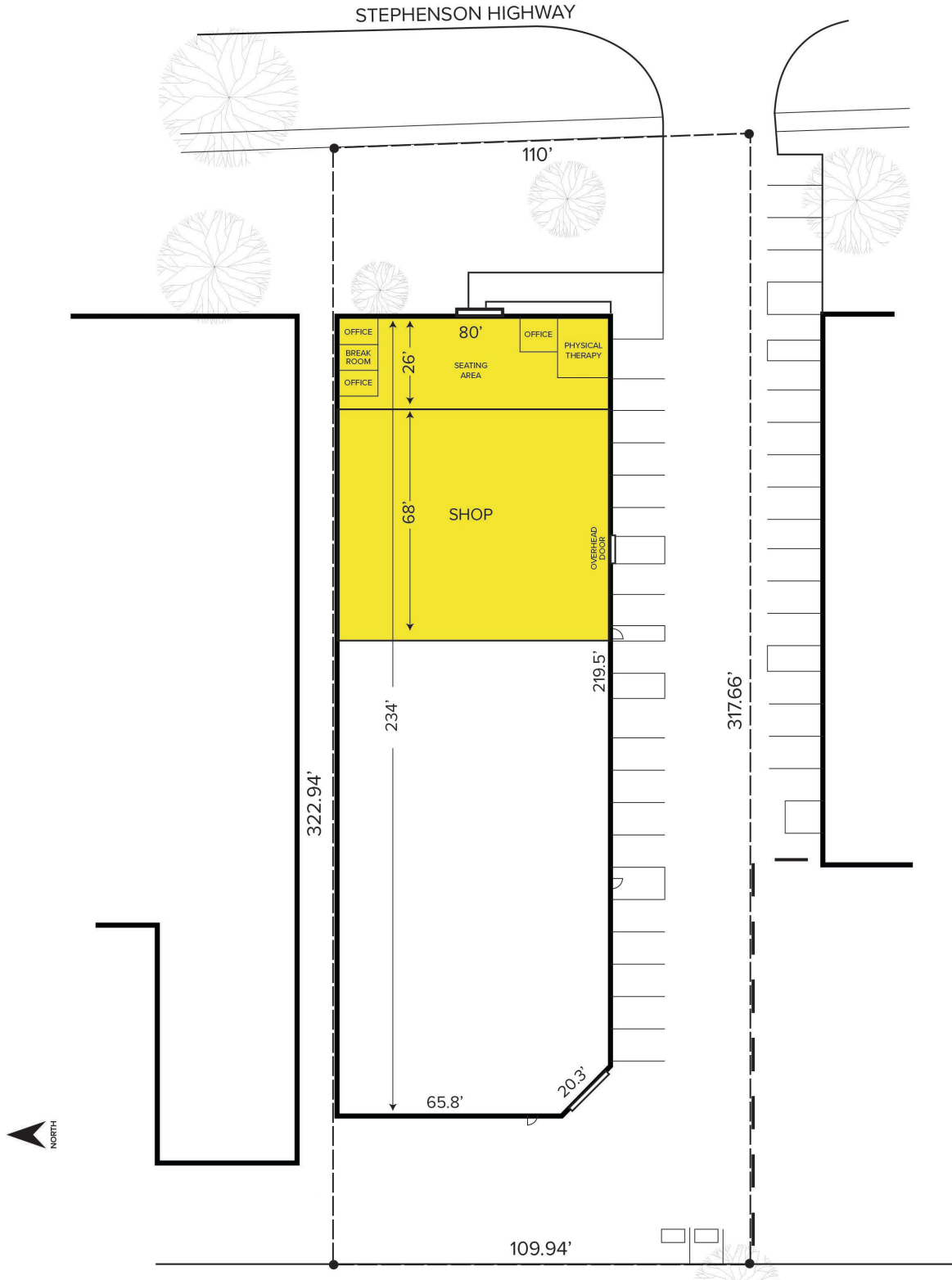
**SIGNATURE ASSOCIATES**  
One Towne Square, Suite 1200  
Southfield, MI 48076  
www.signatureassociates.com

# 30475-95 Stephenson Hwy. – Madison Heights, MI

## Industrial For Lease

7,500  
Square Feet  
AVAILABLE

### Site Plan



For more information, please contact:

**MARVIN PETROUS**  
(248) 359 0647  
mpetrous@signatureassociates.com

**ANATOLA SESI**  
(248) 359 0629  
asesi@signatureassociates.com

**SIGNATURE ASSOCIATES**  
One Towne Square, Suite 1200  
Southfield, MI 48076  
www.signatureassociates.com

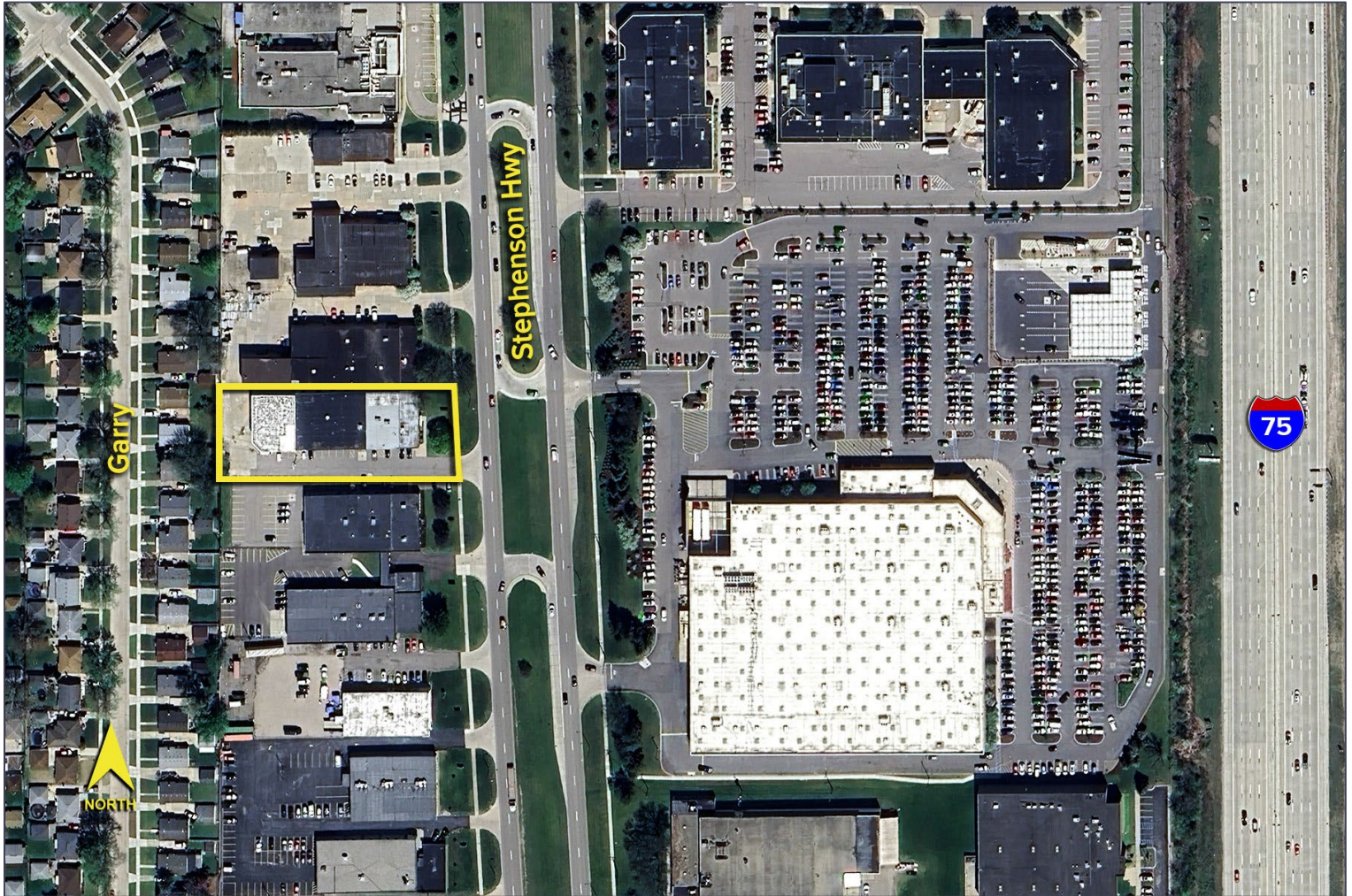
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

# 30475-95 Stephenson Hwy. – Madison Heights, MI

Industrial For Lease

7,500  
Square Feet  
AVAILABLE

Aerial



For more information, please contact:

**MARVIN PETROUS**  
(248) 359 0647  
mpetrous@signatureassociates.com

**ANATOLA SESI**  
(248) 359 0629  
asesi@signatureassociates.com

**SIGNATURE ASSOCIATES**  
One Towne Square, Suite 1200  
Southfield, MI 48076  
www.signatureassociates.com