

# FOR SALE

## 8,840 SQUARE FOOT INDUSTRIAL



### \$1,950,000

### 2300 Edinburgh Road WATERFORD, MICHIGAN

- Located North of M-59/ South on Dixie Highway
- Outside Storage
- Fenced Lot
- New Roof on Warehouse
- 6.44 Acres
- Zoned M-2

Available Space	8,840 SF	Clear Ceiling Height	16'
Year Built	1941	Dock Doors	None
Zoning	Industrial (M-2)	Grade Level Doors	One
Acerage	6.44	Parking	Ample
Construction	Steel	Dimensions	Irregular
Taxes	\$7,931.82 Summer 2022	Traffic Count	30,734 Cars Per Day
	\$3,714.38 Winter 2022	PSF Rate	\$203.62 PSF

### Burger

& COMPANY

38345 W. 10 Mile Road, Suite 100  
Farmington Hills, MI 48335

**248.536.2888**

WWW.BURGERCOLLC.COM

### Michael Rose

Senior Associate

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Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.



**EXTERIOR**



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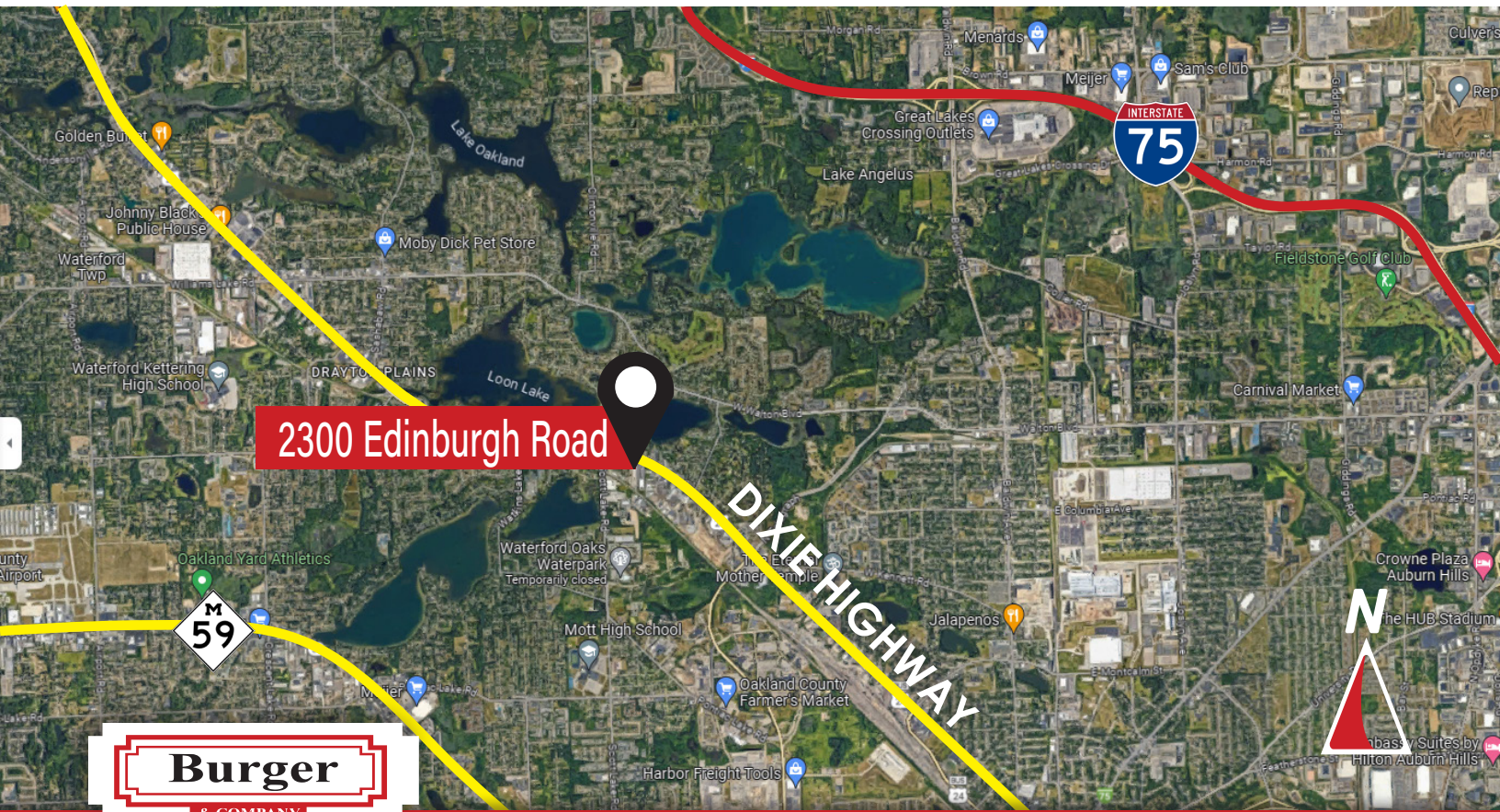


**EDINBURGH ROAD**

**2300 Edinburgh Road**



**DIXIE HIGHWAY**



**2300 Edinburgh Road**

**DIXIE HIGHWAY**



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