

FOR SALE



6700 N. Haggerty Road, Canton, MI

223,102 SF Industrial Space Available

Peter J. Kepic, SIOR
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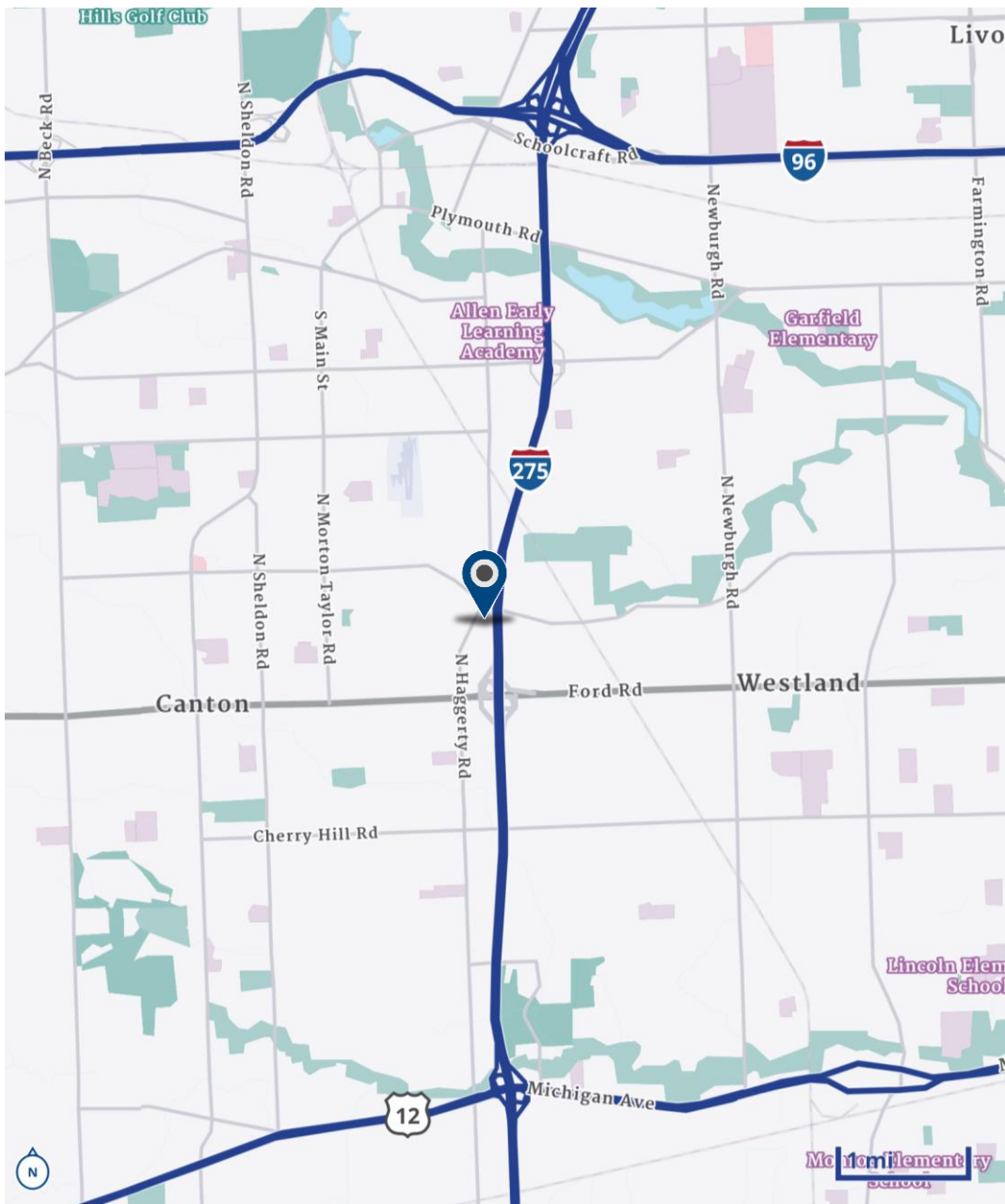
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FOR SALE

223,102 SF Industrial Space

PROPERTY HIGHLIGHTS

- 223,102 SF Available
- 181,104± SF of High Bay Warehouse
- 41,998± SF of Two-Story Office (Portions Currently Used as Storage Space)
- Parcel Split in Progress to 12.5± Acres
- Additional 4.5 Acres of Excess Land to the South Available for Total of 17 Acres
- 26' Clear Ceiling Height
- Four (4) Overhead Cranes:
Two (2) 3-Ton; One (1) 2-Ton; One (1) 1-Ton
- One (1) 12' x 12' Grade Level Door
- Sixteen (16) Dock Doors:
Ten (10) 9' x 10'; Four (4) 8' x 10'; Two (2) 8' x 8' with Bumpers and Shelters – Loads Both Ends of Building
- Upgraded Higher Hazard Fire Suppression in Warehouse
- Primary Power – Backup Diesel Generator to Remain
- Significant Retail Amenities in Proximity, Including IKEA
- Excellent Freeway Access to I-275 at Ford Road

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Highlights

- Expansive Glass Line on Office
- Skylights in Warehouse
- Owner Occupied with Impeccable Maintenance
- Additional Land Available for Extra Parking/Loading/Building Expansion or New Development
- Significant Retail Amenities in Proximity, Including IKEA
- Excellent Labor Market and Demographics
- Park-Like Setting
- Freeway Visibility and Signage (I-275)

Gross SF:	223,102
Warehouse SF:	181,104±
Office SF:	41,998±
Year Built:	1985
Clear Ceiling Heights:	26'
Roof:	2005
Grade Level Doors:	One (1) 12' x 12'
Docks:	Sixteen (16): Ten (10) 9' x 10' Four (4) 8' x 10' Two (2) 8' x 8'
Fixtures:	LED Lighting with Motion Sensors

Overhead Cranes:	Four (4): Two (2) 3-Ton One (1) 2-Ton One (1) 1-Ton
Power:	Primary – Backup Diesel Generator to Remain
HVAC:	Roof Mounted Air Rotation/Cambridge Units Upgraded Higher Hazard Fire Suppression in Warehouse
Sprinklers:	
Parking:	Expansive Parking Field
Zoning:	LI (Industrial)
Parcel ID:	71 46 88 0005 701
Crossroads:	N. Haggerty Road / Ford Road



Financials

Sale Price	\$21,000,000
Annual Property Taxes:	\$252,288.84
2025 Summer	\$157,340.87
2025 Winter	\$94,947.97
Property Taxes Per SF:	\$1.13

We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

BUILDING SPECS

223,102 SF Industrial Space



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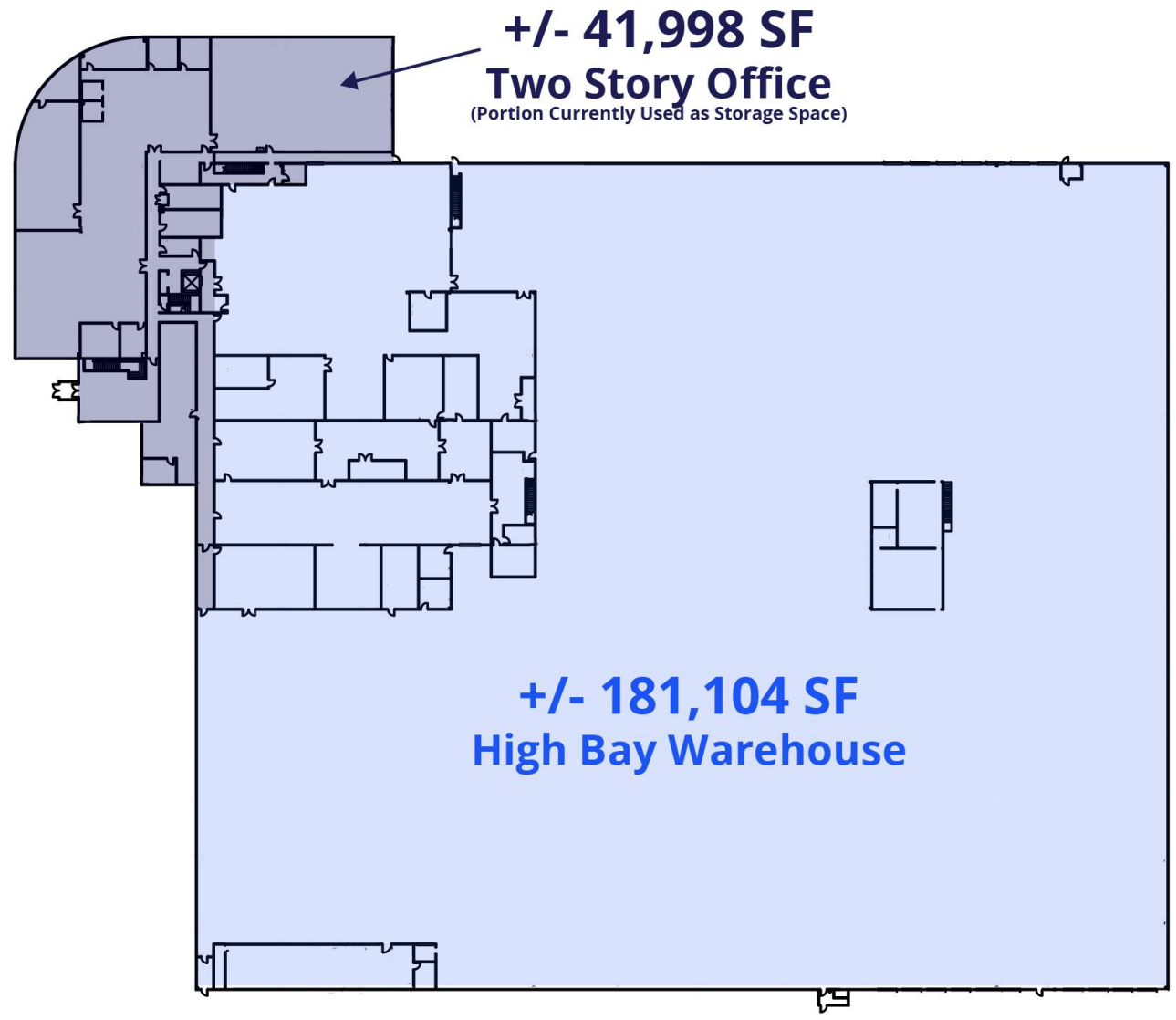
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FOR SALE

223,102 SF Industrial Space





+/- 41,998 SF
Two Story Office
(Portion Currently Used as Storage Space)

+/- 181,104 SF
High Bay Warehouse

223,102 Total Square Feet

FLOOR PLAN

223,102 SF Industrial Space



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PROPERTY AERIAL

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