

FOR SALE

11825 29 MILE RD
WASHINGTON TWP., MICHIGAN 48095



PROPERTY FEATURES

- 16,920 SF with 6,572 SF of 2-Story Office
- One 12' x 14' Overhead Door
- 28' Clear Height
- Two Cranes, 5-Ton & 20-Ton
- 100% HVAC
- 4000 Amp Primary Electrical Service
- Easy Access to M-53 Hwy
- Multi-Parcel Owner/User or Investment Opportunity



FOR DETAILS CONTACT

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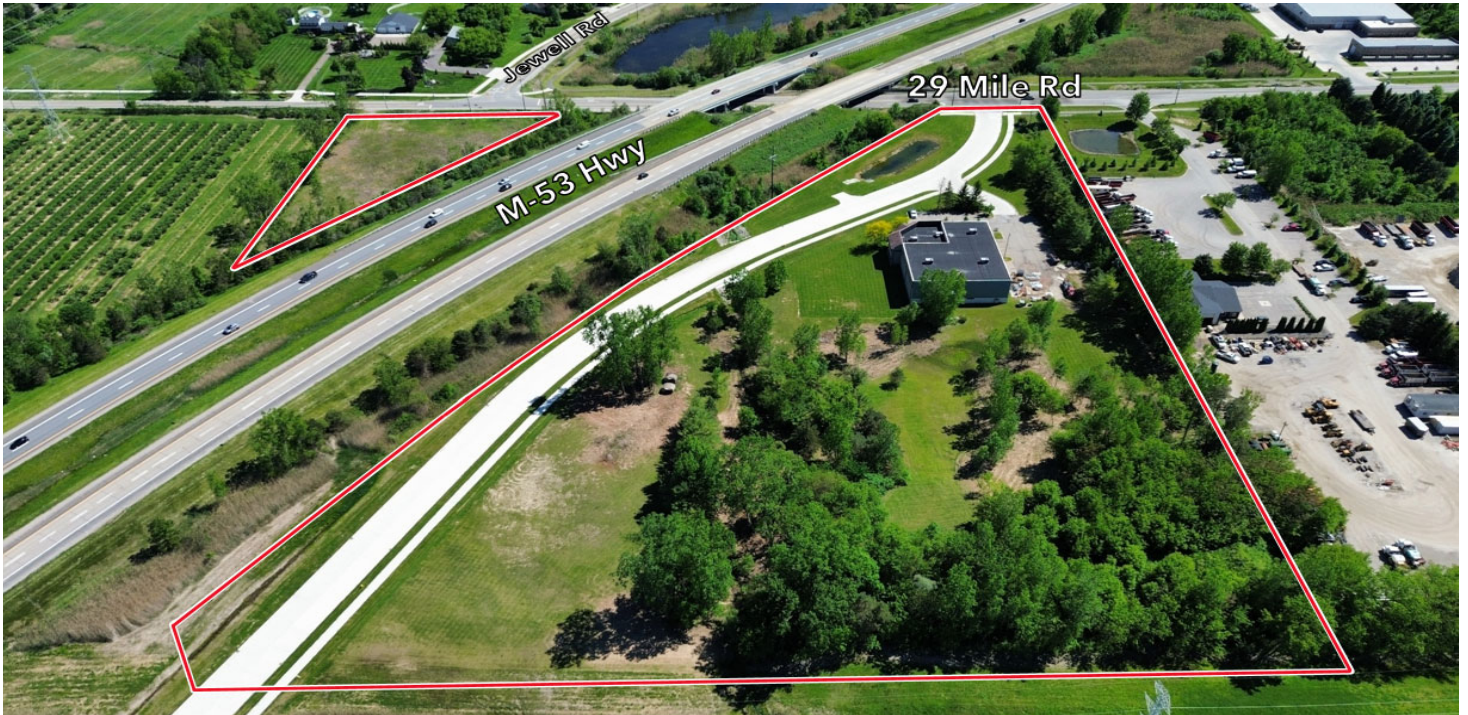
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31440 Northwestern Highway, Suite 130 | Farmington Hills, Michigan 48334 | 248.351.3500 | lee-associates.com

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YEAR BUILT:	1998
TOTAL BUILDING SIZE (SF):	16,920
INDUSTRIAL SIZE (SF):	10,348
OFFICE SIZE (SF):	Two-story (6,572 sf)
GRADE LEVEL DOORS / DID:	One (12'x14')
CRANES:	2
CAPACITY TONS:	5 Ton / 20 Ton
A/C:	100%
PARCEL IDS:	24-04-14-300-023 & 24-04-14-300-019 & a portion of 24-04-14-300-010
ZONING:	Industrial Light Manufacturing
GAS:	Natural
WATER:	City
SEWER:	Septic
POWER:	Primary Service
AMPS:	4000

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PROPERTY PRICING

TRANSACTION TYPE:	Sale
ASKING SALE PRICE:	\$3,750,000

Exceptional opportunity to acquire a well-maintained 16,920 SF industrial facility featuring 6,572 SF of high-quality two-story office space. The warehouse offers 29' clear height, one 12' x 14' overhead door, and two bridge cranes including a 20-ton crane and a 5-ton crane that can be upgraded to a 10-ton capacity. The building is fully climate-controlled with 100% HVAC coverage throughout and is serviced by a robust 4,000-amp primary electrical service, making it ideal for manufacturing, fabrication, and other industrial operations. The site also offers the ability to expand the existing facility, providing users with a unique opportunity to accommodate future growth.

Positioned on multiple parcels (Parcel Nos. 24-04-14-300-023, 24-04-14-300-019, & a portion of 24-04-14-300-010), the property benefits from outstanding visibility and accessibility along both 29 Mile Road and M-53 Highway. A recently completed roadway provides enhanced access to 29 Mile Road, further improving connectivity and traffic flow. This unique multi-parcel offering presents a rare opportunity for owner-users, investors, and developers seeking a highly functional facility in a premier industrial corridor.

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