



Available For Sale - \$4.3 Million

**21375 Telegraph Rd,
Southfield, MI 48033**



Property Summary

21375 Telegraph Rd, Southfield, MI 48033 offers 35,582 SF of industrial space situated on 4 acres in the Detroit market. The building features a 22' clear ceiling height and is equipped with 9 grade-level doors, providing excellent access for drive-in operations, equipment movement, and flexible industrial use. With a functional layout and strong visibility along a key corridor, this property is well-suited for warehousing, distribution, light manufacturing, or service-based users seeking space in a strategic Southeast Michigan location.



PROPERTY SPECS

Address: 21375 Telegraph Rd, Southfield, MI, 48033

Type: Industrial

Total SF: 35,582 SF

Office Space: 3,500 SF

Acreage: 4.0

Year Built/Renovated: 1985

Drive-ins: 9 (12 x 14)

Clear Height: 22'

Zoning: IG - General Industrial District







Prime Industrial Location - Southfield, MI

21375 Telegraph Road is strategically positioned within the highly desirable Southfield industrial and commercial corridor, offering premier access to the Detroit metropolitan area. The property benefits from immediate connectivity to M-10 (Lodge Freeway) and close proximity to I-696 and I-96, providing seamless east-west and north-south distribution throughout Southeast Michigan. Located approximately 20 minutes from Downtown Detroit and Detroit Metropolitan Wayne County Airport, the site offers exceptional regional accessibility for logistics, light manufacturing, service operations, and corporate users. Surrounded by major employers, established industrial parks, and dense residential communities, this location provides strong workforce access and visibility within one of Metro Detroit's most active submarkets.

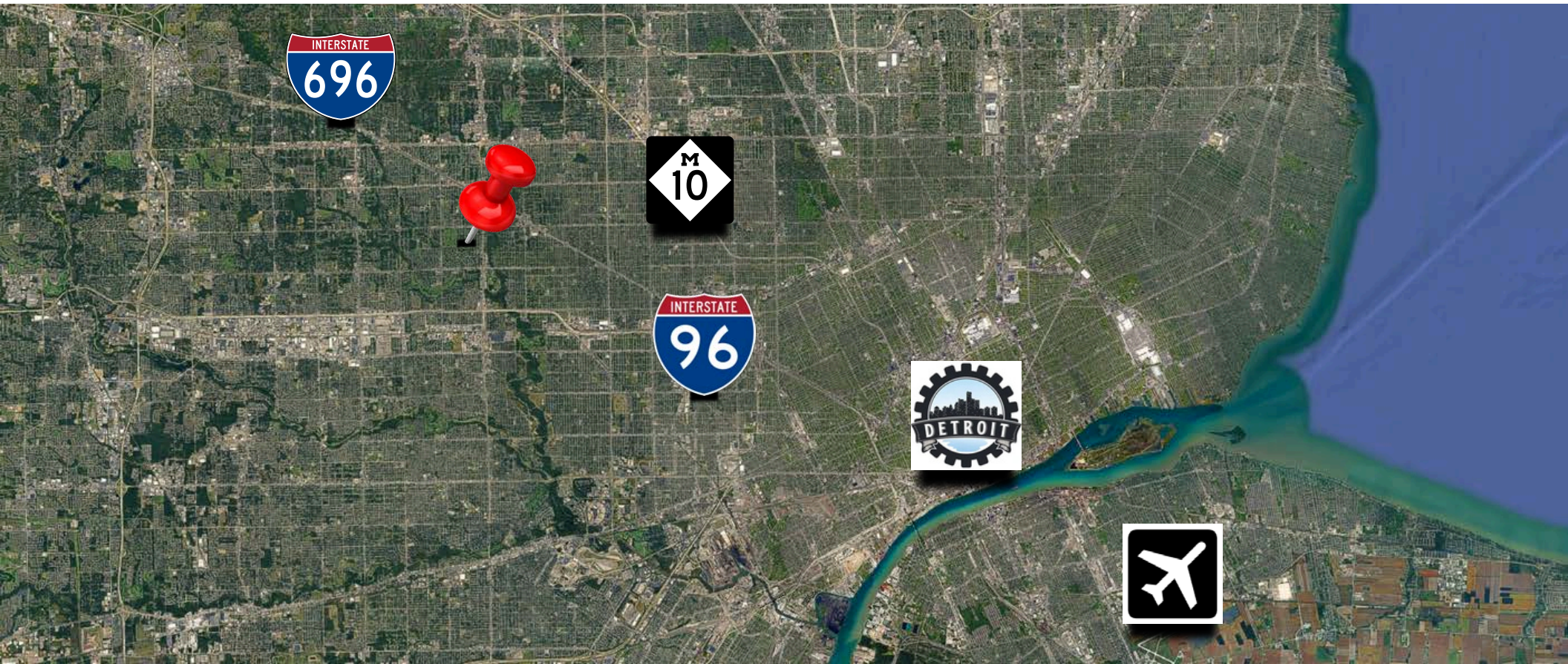
Key Distances

M-10 : 0.5 miles

I-696: 1.2 miles

I-96: 2.5 miles

Downtown Detroit: 15 miles





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