

25153 - 25367 DEQUINDRE RD  
MADISON HEIGHTS, MICHIGAN



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

HI-TECH/OFFICE/INDUSTRIAL FOR LEASE  
4,000 Square Feet Available

## MADISON TECH CENTER



**WATCH OUR DRONE VIDEO**



### PROPERTY FEATURES

- High Image Flex / Office / Industrial Park
- Great Central Location in Metro Detroit with Excellent Accessibility to Entire Metro Area from I-696 & I-75
- Tenant Signage Available on Building
- Abundant Parking
- Flexible Expansion Opportunities
- Competitive Lease Rates & Terms
- On-Site Management
- Located within 15 Minutes of Downtown Detroit, Royal Oak, Troy and Major Automotive Companies



For more information, please contact:

**GARY STEPHENS**  
(248) 948 0104

[gstephens@signatureassociates.com](mailto:gstephens@signatureassociates.com)

**KRIS PAWLOWSKI**  
(248) 359 3801

[kpawlowski@signatureassociates.com](mailto:kpawlowski@signatureassociates.com)

**BEN WILKIEMEYER**  
(248) 359 0624

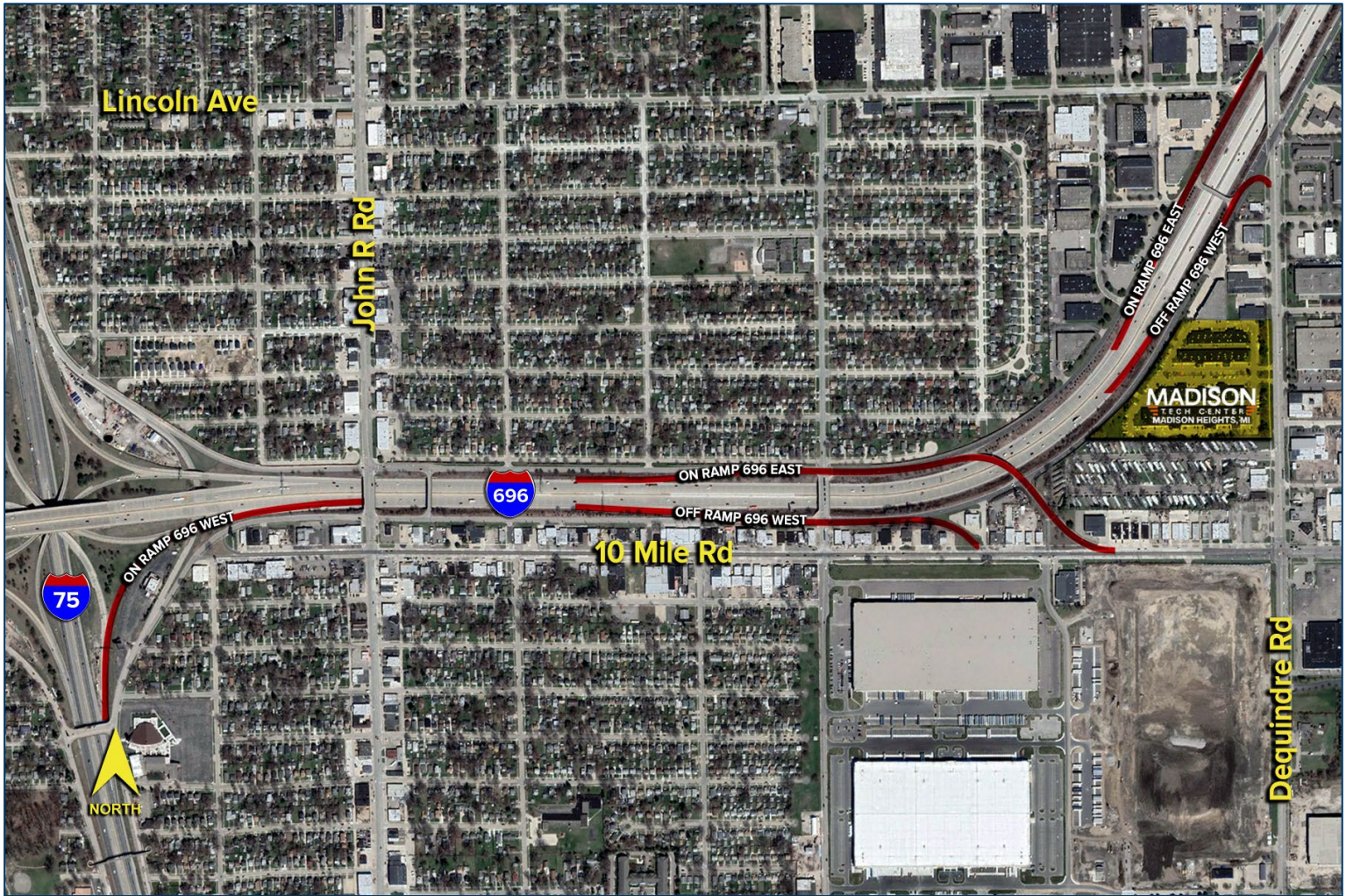
[bwilkiemeyer@signatureassociates.com](mailto:bwilkiemeyer@signatureassociates.com)

**SIGNATURE ASSOCIATES**  
One Towne Square, Suite 1200  
Southfield, MI 48076  
[www.signatureassociates.com](http://www.signatureassociates.com)

# Madison Tech Center – Madison Heights, Michigan

Hi-Tech / Office / Industrial For Lease

4,000  
Square Feet  
AVAILABLE



## GREAT CENTRAL LOCATION

12 Minutes to Downtown Detroit

7 Minutes to Southfield

7 Minutes to Troy

7 Minutes to GM Tech Center

5 Minutes to Royal Oak



For more information, please contact:

**GARY STEPHENS**  
(248) 948 0104

[gstephens@signatureassociates.com](mailto:gstephens@signatureassociates.com)

**KRIS PAWLOWSKI**  
(248) 359 3801

[kpawlowski@signatureassociates.com](mailto:kpawlowski@signatureassociates.com)

**BEN WILKIEMEYER**  
(248) 359 0624

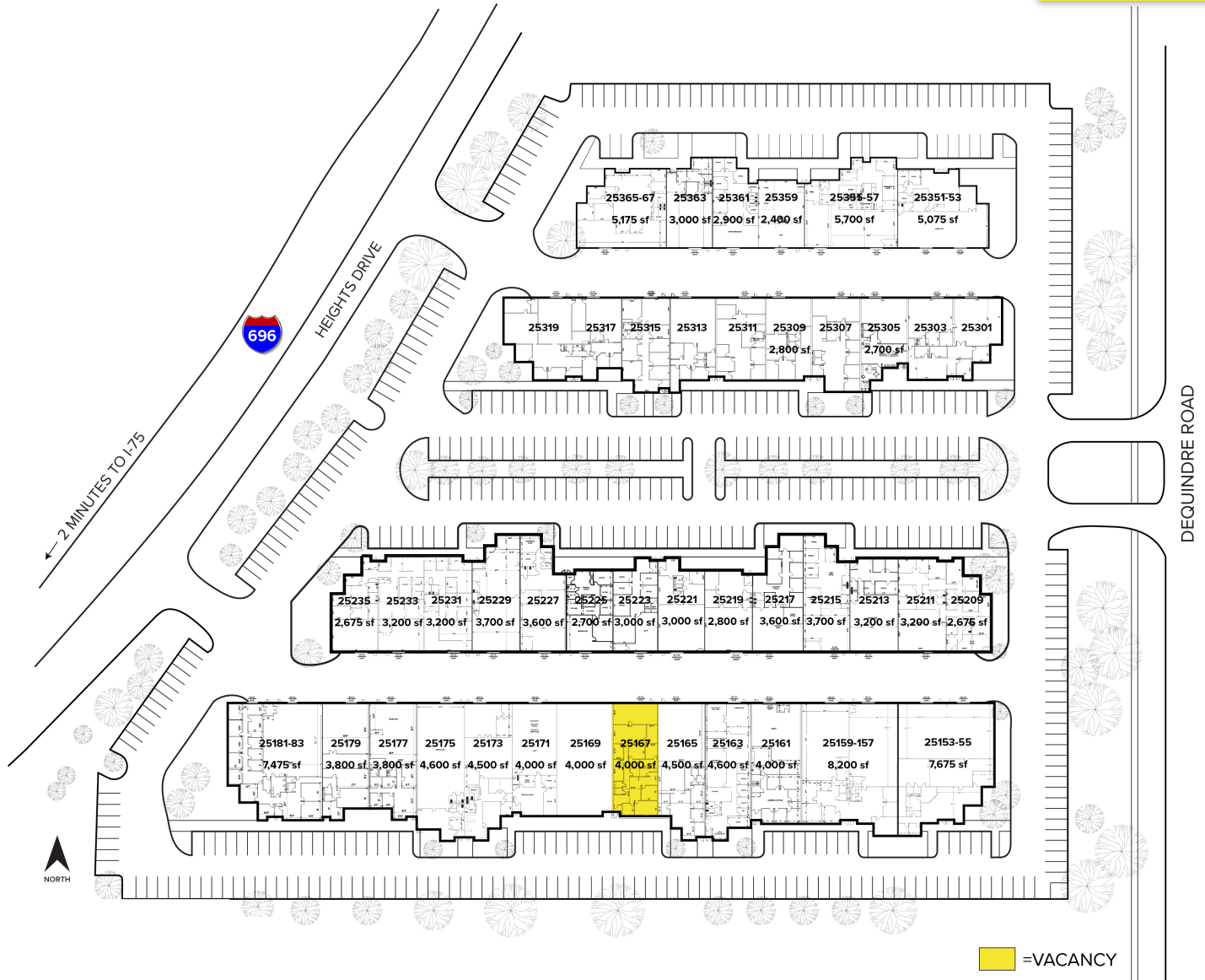
[bwilkiemeyer@signatureassociates.com](mailto:bwilkiemeyer@signatureassociates.com)

**SIGNATURE ASSOCIATES**  
One Towne Square, Suite 1200  
Southfield, MI 48076  
[www.signatureassociates.com](http://www.signatureassociates.com)

# Madison Tech Center – Madison Heights, Michigan

## Hi-Tech / Office / Industrial For Lease

4,000  
Square Feet  
AVAILABLE



### AVAILABILITY

ADDRESS	TOTAL SF & OFFICE SF	RATE	AVAILABILITY DATE
25167	4,000/2,500	\$7.50 NNN	Immediately

All units can be finished to suit

\*Denotes contiguous units  
 Taxes, Insurance, CAM = \$3.25/SF  
 Includes: Mechanical HVAC – Spring & Fall at \$0.30 – \$0.35/sq.ft. (2024)  
 Trash - \$0.23/sq.ft. (2024)  
 Miscellaneous HMC repairs by HMC inside suites - \$0.12 – \$0.15/sq.ft. (2024)

### OTHER AMENITIES INCLUDE:

- 14' clearance height
- All new roofs recently installed with high insulation factors
- New HVAC systems
- 240 volts power/3-phase power
- Full-service maintenance programs
- Flexible expansion opportunities

For more information, please contact:

**GARY STEPHENS**  
 (248) 948 0104  
 gstephens@signatureassociates.com

**KRIS PAWLOWSKI**  
 (248) 359 3801  
 kpawlowski@signatureassociates.com

**BEN WILKIEMEYER**  
 (248) 359 0624  
 bwilkiemeyer@signatureassociates.com

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

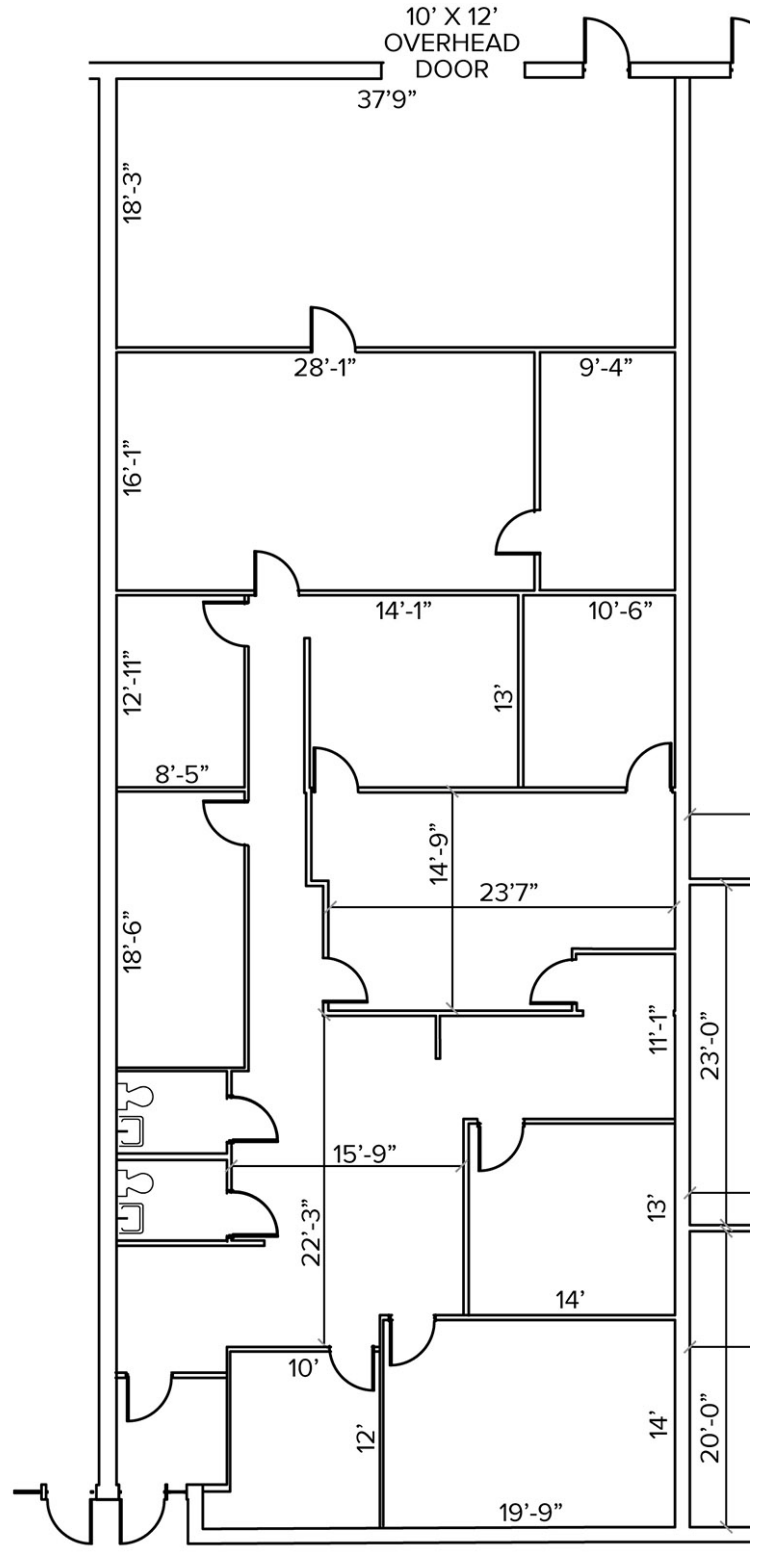
# Madison Tech Center – Madison Heights, Michigan

Hi-Tech / Office / Industrial For Lease

4,000  
Square Feet  
AVAILABLE

## AVAILABILITY

ADDRESS	TOTAL SF & OFFICE SF	RATE
25167	4,000/To-Suit	\$7.50 NNN
100% Air Conditioned		



For more information, please contact:

**GARY STEPHENS**  
(248) 948 0104

gstephens@signatureassociates.com

**KRIS PAWLOWSKI**  
(248) 359 3801

kpawlowski@signatureassociates.com

**BEN WILKIEMEYER**  
(248) 359 0624

bwilkiemeyer@signatureassociates.com

**SIGNATURE ASSOCIATES**

One Towne Square, Suite 1200  
Southfield, MI 48076

www.signatureassociates.com