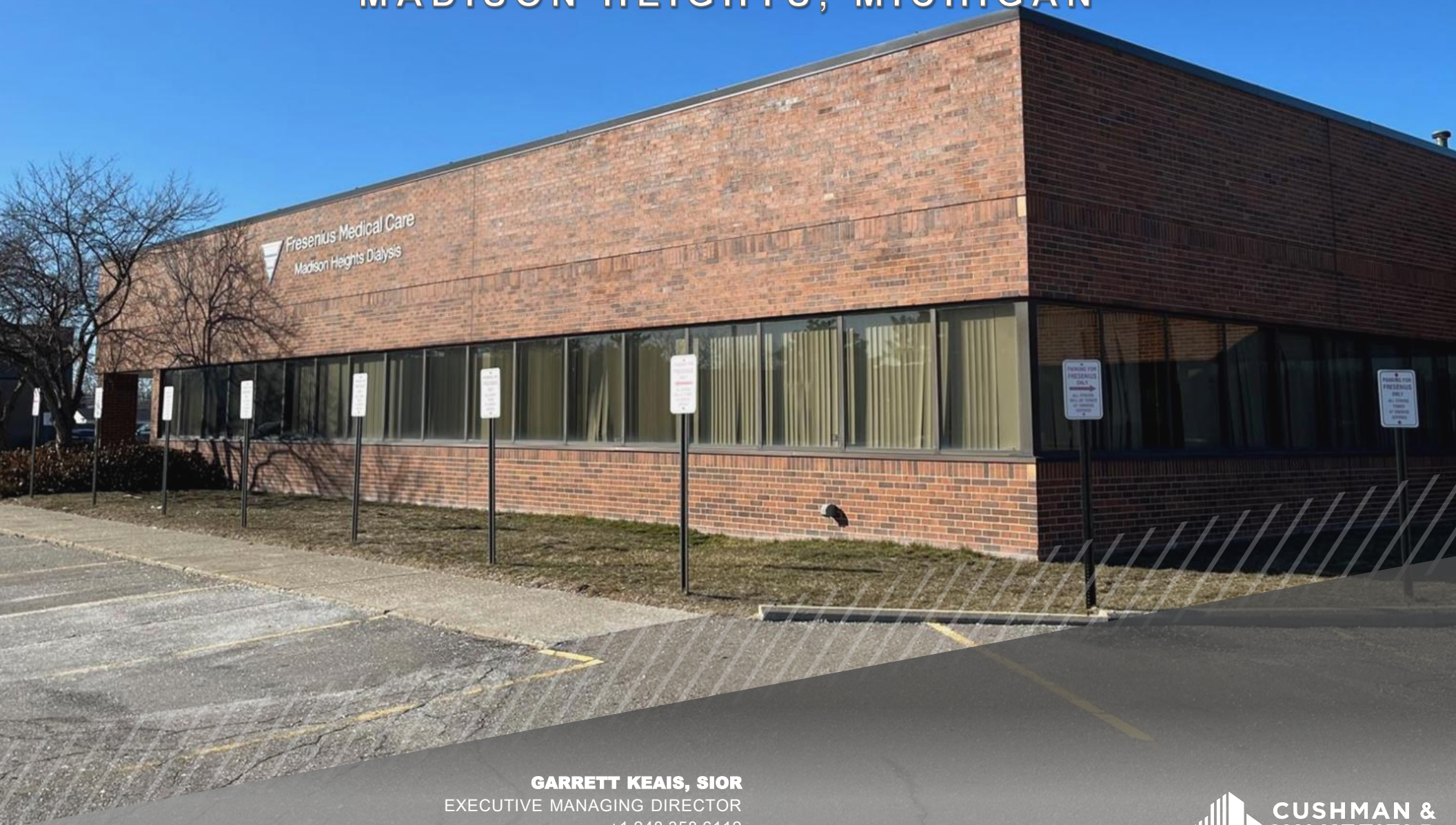


FOR SALE OR LEASE

25780-25790 COMMERCE DRIVE

MADISON HEIGHTS, MICHIGAN



GARRETT KEAIS, SIOR
EXECUTIVE MANAGING DIRECTOR
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PROPERTY INFORMATION

25780-25790 COMMERCE DRIVE



25,616 SF AVAILABLE

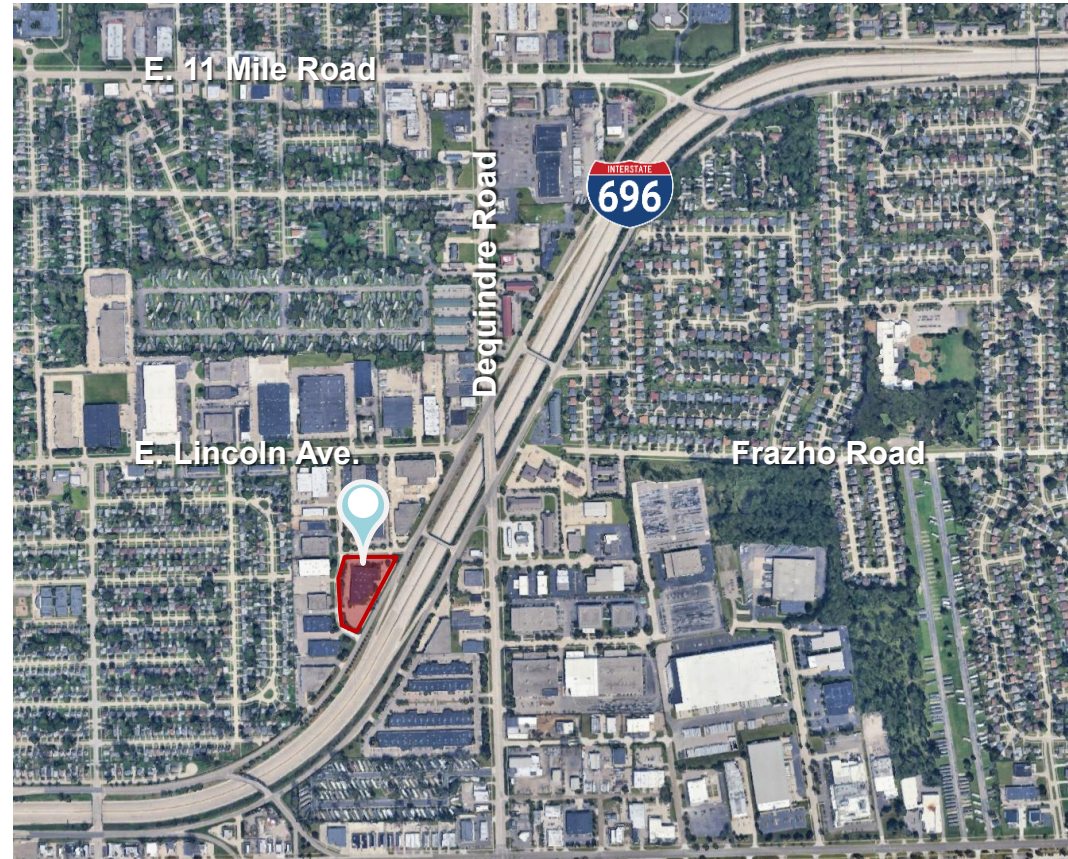
IN PLACE INCOME:

Leases with Fresenius Medical Care (8,500 SF) and International Outdoor (on-site billboard)

PROPERTY HIGHLIGHTS

- Convenient location to I-696 and I-75
- Clean and professional corporate image
- Zoned M-1, Light Industrial, making it a great high-tech/flex opportunity
- One overhead door (8'x10')

Address	25780-25790 Commerce Drive, Madison Heights, MI 48071
Total Building Square Footage	34,116 SF
Floors	1
Parking	194 Spaces (5.71/1,000 SF)
Total Land Acreage	2.87 Acres
Zoning	M-1: Light Industrial District
Year Built	1985
Parcel ID	25-24-426-038 01
2024 Taxes	\$78,280



TRAFFIC COUNTS

Intersection	Cars Per Day
I-696 Ramp & Commerce Dr.	8,425
I-696 & Commerce Dr.	118,067
Heights Dr. & Dequindre Rd.	12,758

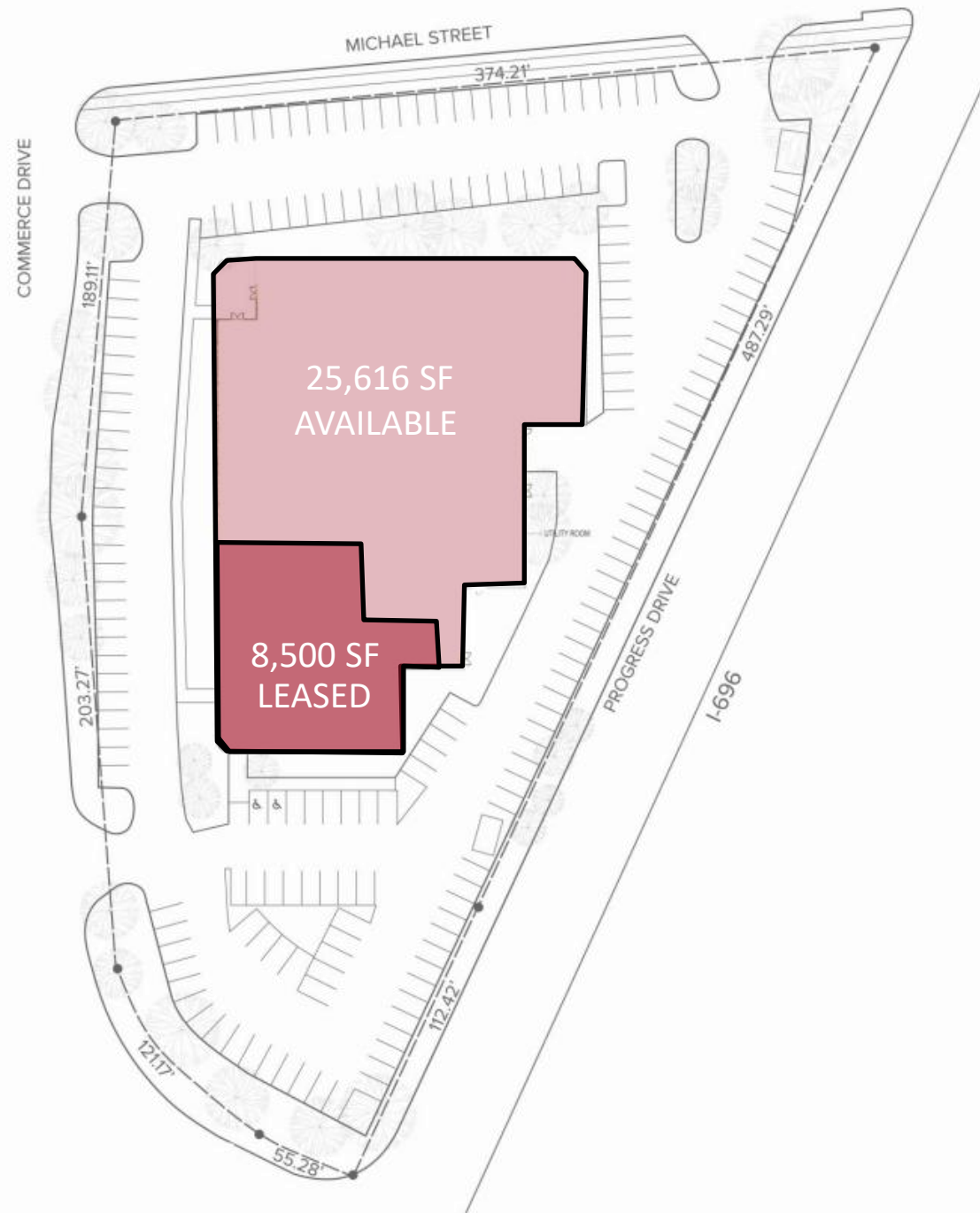
BUILDING AERIAL

25780-25790 COMMERCE DRIVE



FLOORPLAN

25780-25790 COMMERCE DRIVE



PHOTOS

25780-25790 COMMERCE DRIVE



25780-25790 COMMERCE DRIVE

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