

For Sale or Lease

Industrial

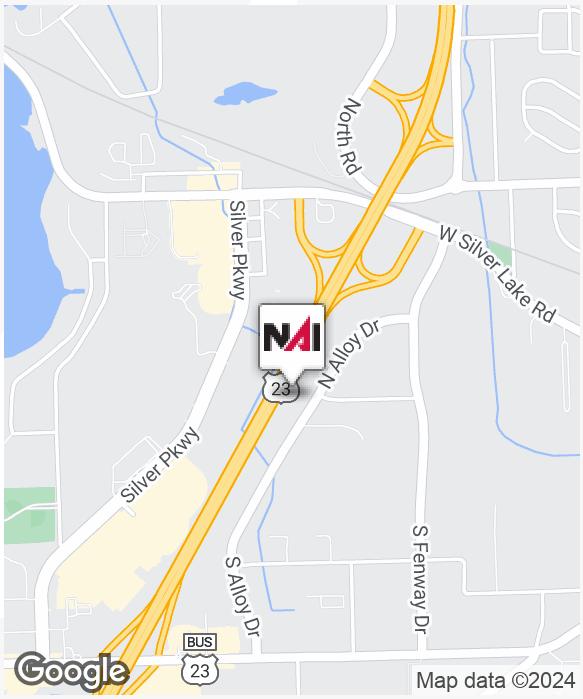
50,000 SF

255 N Alloy Drive

Fenton, Michigan 48430

Property Highlights

- 50,000 SF Industrial Building on 3.5 Acres (152,460 SF)
- Ideal for Owner / User
- Built in 1996
- Extremely Well Maintained and Clean Building
- Fully Sprinkled
- Two Truck Docs and One Grade Level Overhead Door
- 1,000 Amp Power / 277-480v 3P Heavy
- 76 Parking Spaces (1.52 / 1,000 SF)
- Zoning: Light Industrial
- Fantastic Location in Rapidly Growing Fenton Market
- Prime Commercial Exposure with Ample Freeway Frontage
- For Sale or Lease
- Sale Price: $3.5M
- Lease Rate: $6.50/sf NNN



For more information

Brad Margolis
O: 248 351 4367
bmargolis@farbman.com

Nathan Casey
O: 248 351 4391
casey@farbman.com

NAI Farbman
Commercial Real Estate Services, Worldwide.

28400 Northwestern Hwy
Fourth Floor
Southfield, MI 48034
248 353 0500 tel
naifarbman.com

Additional Photos









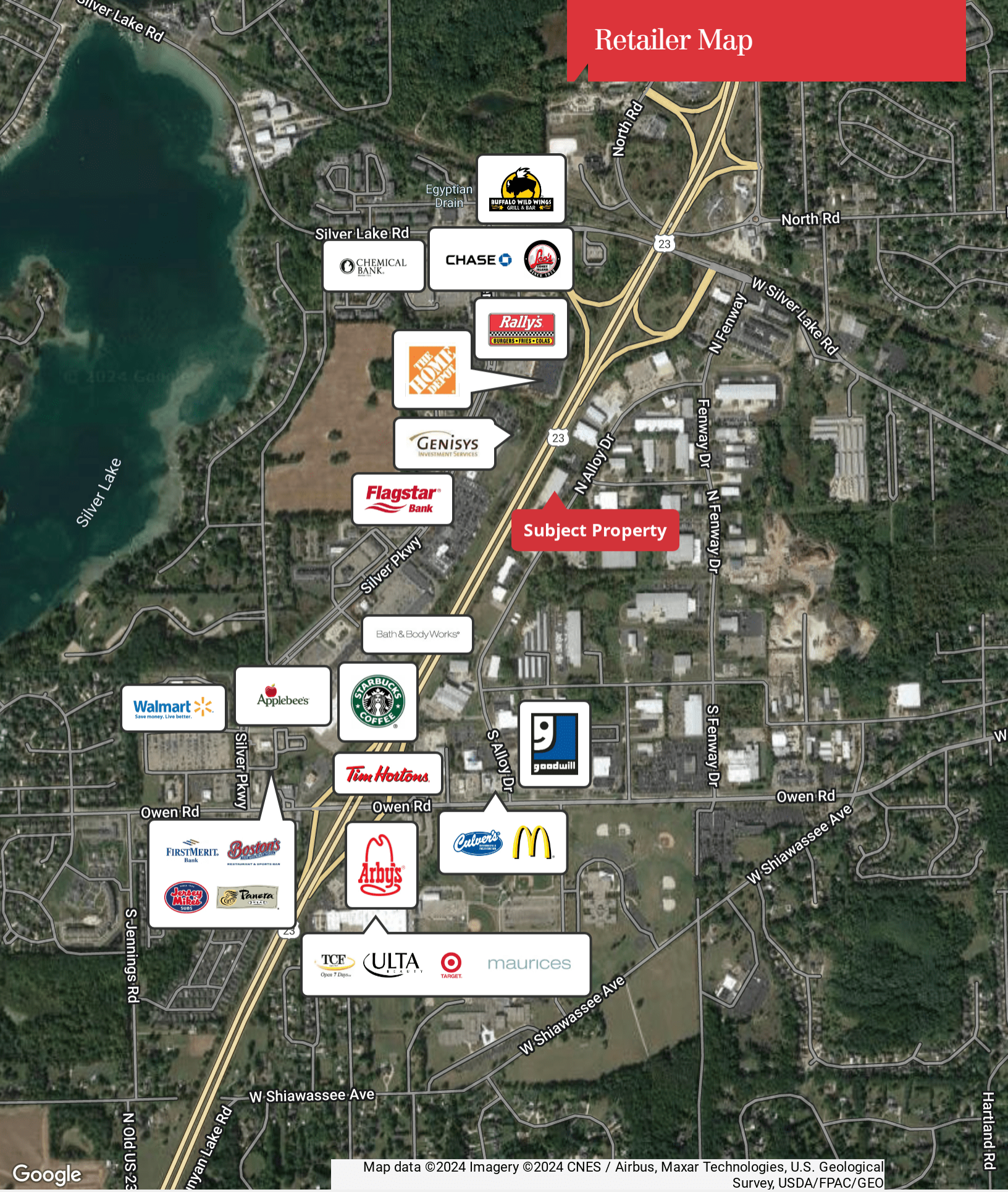




NAI Farbman
Commercial Real Estate Services, Worldwide.

28400 Northwestern Hwy
Fourth Floor
Southfield, MI 48034
248 353 0500 tel
naifarbman.com

Retailer Map



NAI Farbman
Commercial Real Estate Services, Worldwide.

28400 Northwestern Hwy
Fourth Floor
Southfield, MI 48034
248 353 0500 tel
naifarbman.com

Location Maps

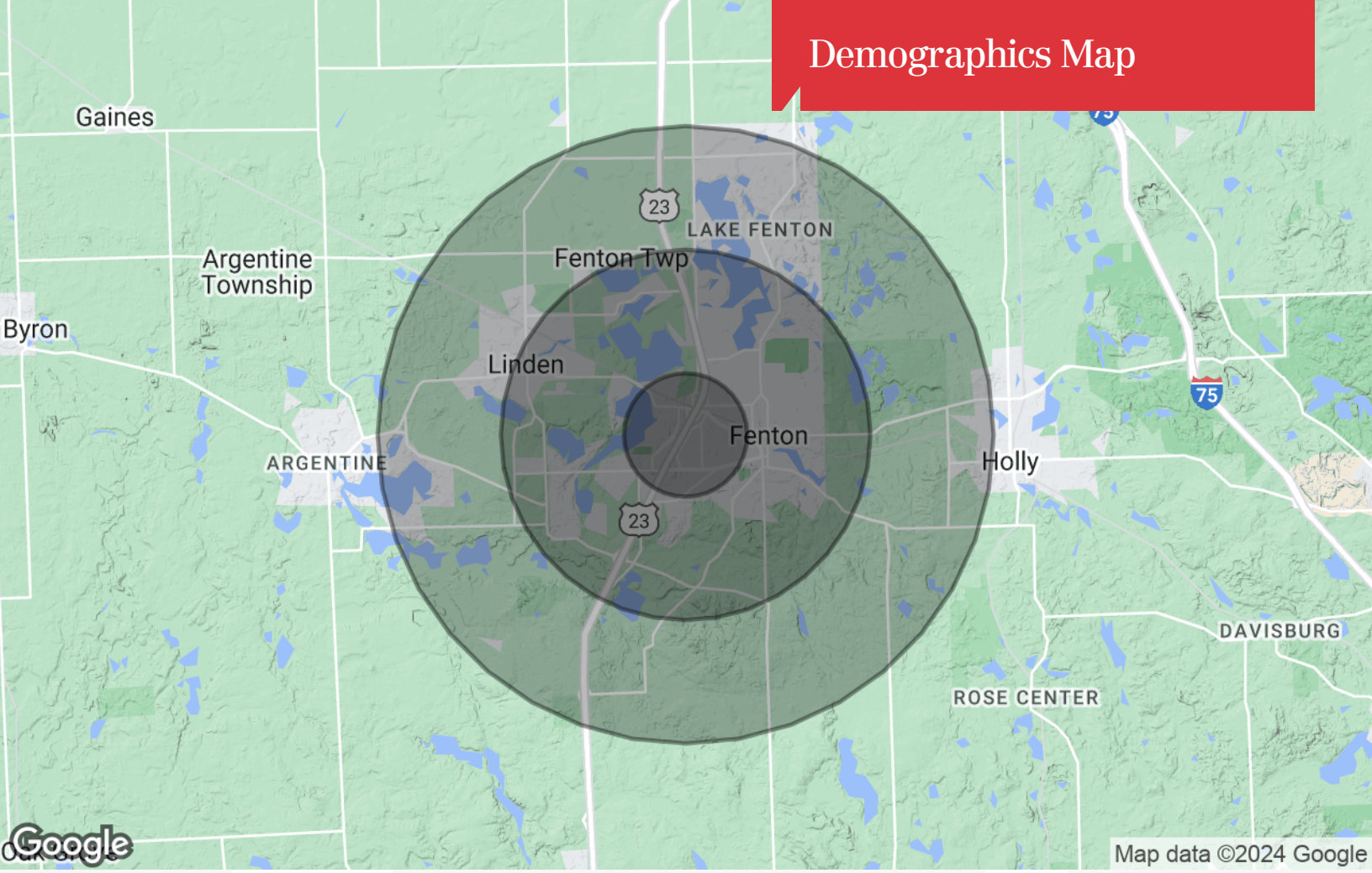




NAI Farbman
Commercial Real Estate Services, Worldwide.

28400 Northwestern Hwy
Fourth Floor
Southfield, MI 48034
248 353 0500 tel
naifarbman.com

Demographics Map



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,271	26,527	49,822
MEDIAN AGE	38.1	38.7	39.9
MEDIAN AGE (MALE)	39.2	38.6	39.6
MEDIAN AGE (FEMALE)	37.0	39.0	40.4

Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,947	10,820	19,670
# OF PERSONS PER HH	2.2	2.5	2.5
AVERAGE HH INCOME	$62,014	$73,996	$77,959
AVERAGE HOUSE VALUE	$160,137	$202,484	$232,219

Race	1 Mile	3 Miles	5 Miles
% WHITE	96.5%	97.4%	97.8%
% BLACK	0.3%	0.7%	0.6%
% ASIAN	3.0%	1.6%	1.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.1%	0.1%
% OTHER	0.0%	0.2%	0.3%

Ethnicity	1 Mile	3 Miles	5 Miles
% HISPANIC	3.9%	2.4%	2.1%

** Demographic data derived from 2020 ACS - US Census*

NAI Farbman
Commercial Real Estate Services, Worldwide.

28400 Northwestern Hwy
Fourth Floor
Southfield, MI 48034
248 353 0500 tel
naifarbman.com