

## INDUSTRIAL PROPERTY FOR SALE/LEASE

50,672 SF on 4.46 Acres  
Zoned Industrial

1704 E HIGHLAND RD  
HIGHLAND TOWNSHIP, MI 48356



2-Buildings; Totaling 50,672 SF

3,500 SF Office Space

9-Truck Docks

Quick Occupancy



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### OFFERING SUMMARY

Sale Price:	\$1,975,000
Price / SF:	\$39.01
Lease Rate:	\$4.00 p/sf NNN
Building Size:	50,627 SF
Lot Size:	4.46 Acres
Zoning:	I-1, Light Industrial
Year Built:	1977
Renovated:	2015
Market:	Detroit
Submarket:	Central I-96 Corridor
Traffic Count:	37,000

### PROPERTY OVERVIEW

Two (2) industrial buildings, totaling 50,672 SF (44,642 SF and 6,030 SF) on 4.46 Acres, over 860' of frontage on M-59 Highland Rd. Nine (9) Truck docks, 12-20 Clear, 3-12'x14" and 16'x12' door. 3500 SF of updated offices, 220-Volt 3 Phase. The Building is ideal for warehouse with outside storage. Portions of warehouse are heated and other portions are cold storage. Concrete and dock area is in excellent condition.

### LOCATION OVERVIEW

Outstanding location on M-59! This industrial building is located on the south side of M-59, just west of Duck Lake Rd. This is a quiet setting in Highland Township that is less than 10 miles from White Lake, Milford, and Hartland, and 15 minutes from Waterford.

### PROPERTY HIGHLIGHTS

- 2-Buildings; Totaling 50,672 SF
- 3,500 SF Office Space
- 9-Truck Docks
- Quick Occupancy

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// INDUSTRIAL DETAILS

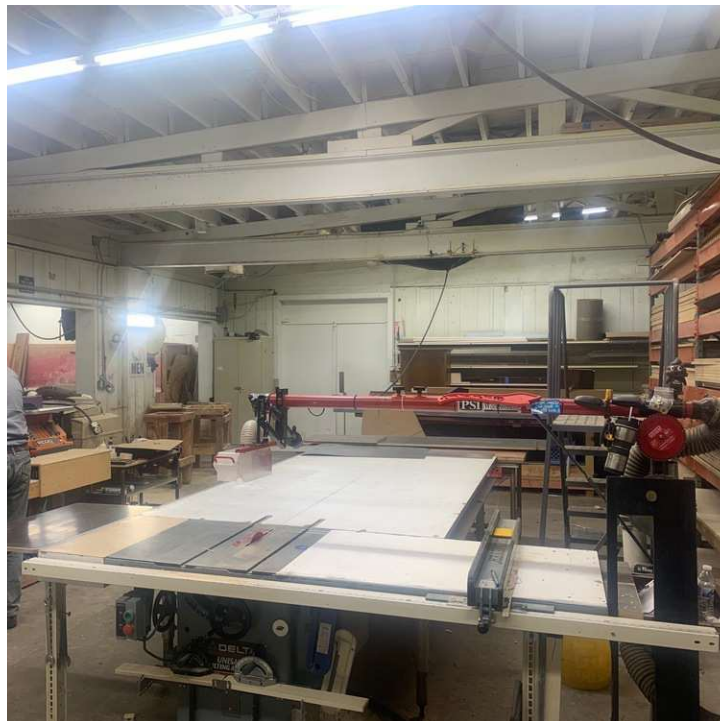
PROPERTY TYPE:	Industrial
BUILDING SIZE:	50,627 SF
AVAILABLE SPACE:	50,627 SF
OFFICE SF:	3,500 SF
MEZZANINE:	1,305 SF
ZONING:	I-1, Light Industrial
LOT SIZE:	4.46 AC
CONSTRUCTION TYPE	Metal, Block
CLEAR HIEGHTS:	12'-20'
GRADE LEVEL DOORS:	3-12'x14'
POWER:	220 Volt
HEAT TYPE:	Tube Radiant
AIR CONDITIONED:	Office only
POWER:	220 Volt
LIGHTING:	Fluorescent
YEAR BUILT / RENOVATED:	1977/2015
FENCED YARD:	No
TRUCKWELLS:	9-Docks
TRAILER PARKING:	yes
AIRLINES:	Yes
TAXES:	\$13,582.43





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// ADDITIONAL PHOTOS



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26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

FOR MORE INFORMATION CONTACT:

**JOHN T. ARTHURS** Principal  
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// ADDITIONAL PHOTOS



1704 E HIGHLAND RD, HIGHLAND TOWNSHIP, MI

// AERIAL PHOTO



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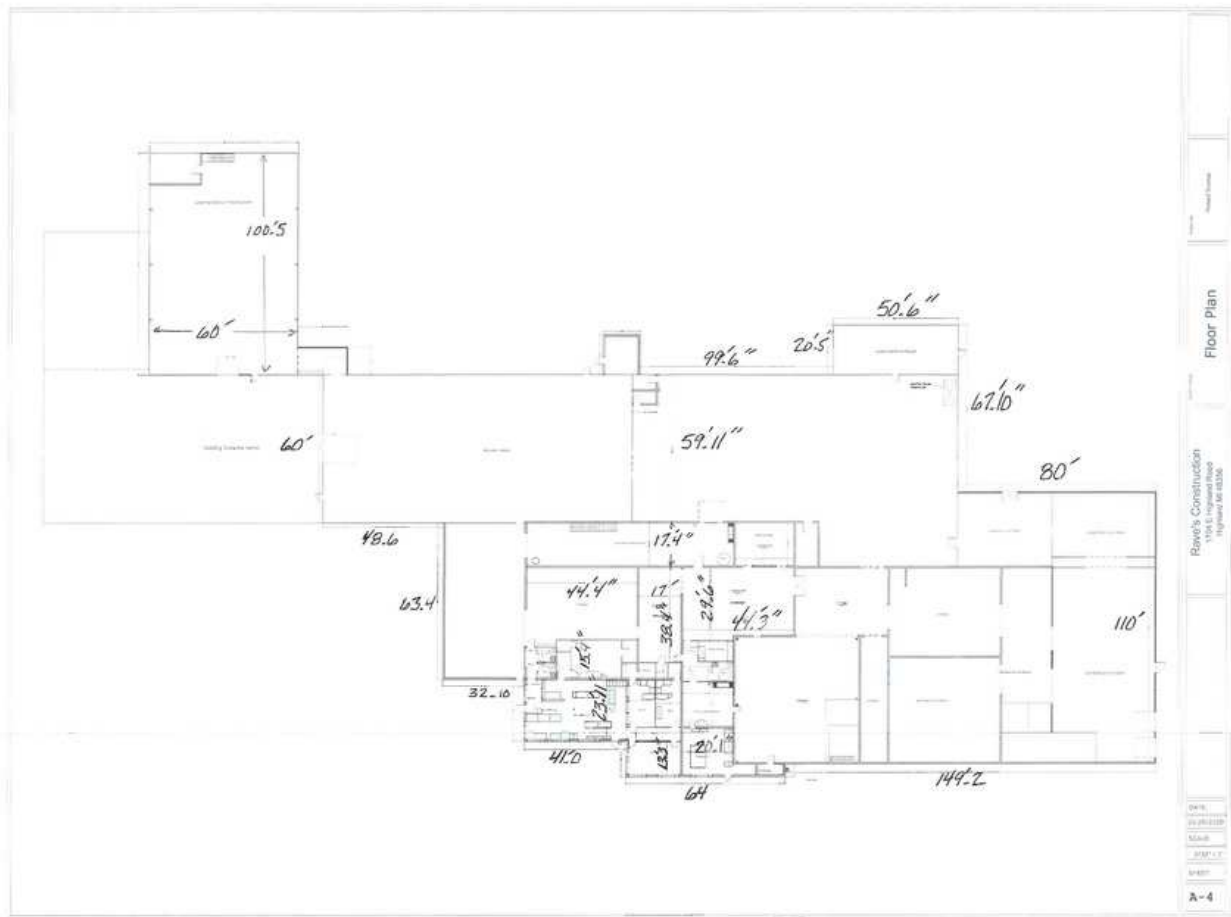
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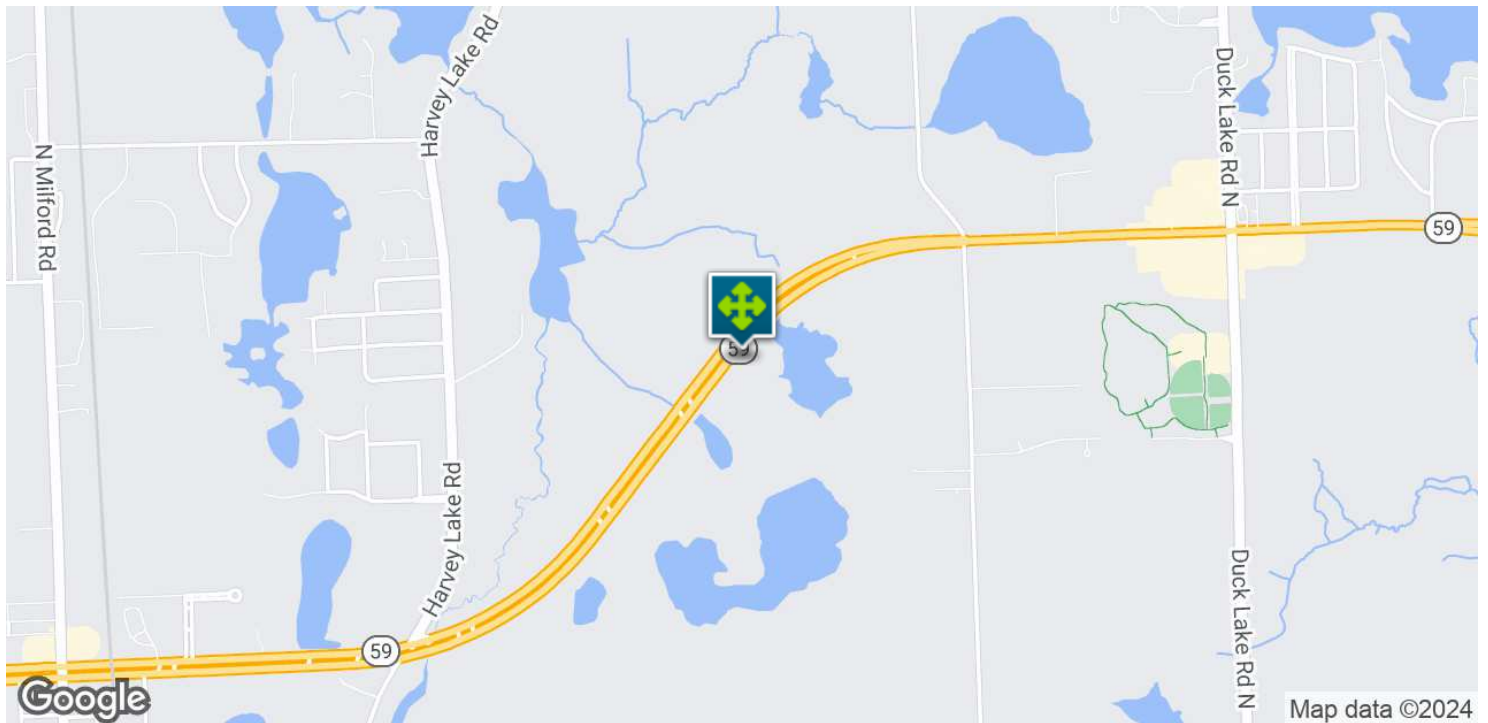
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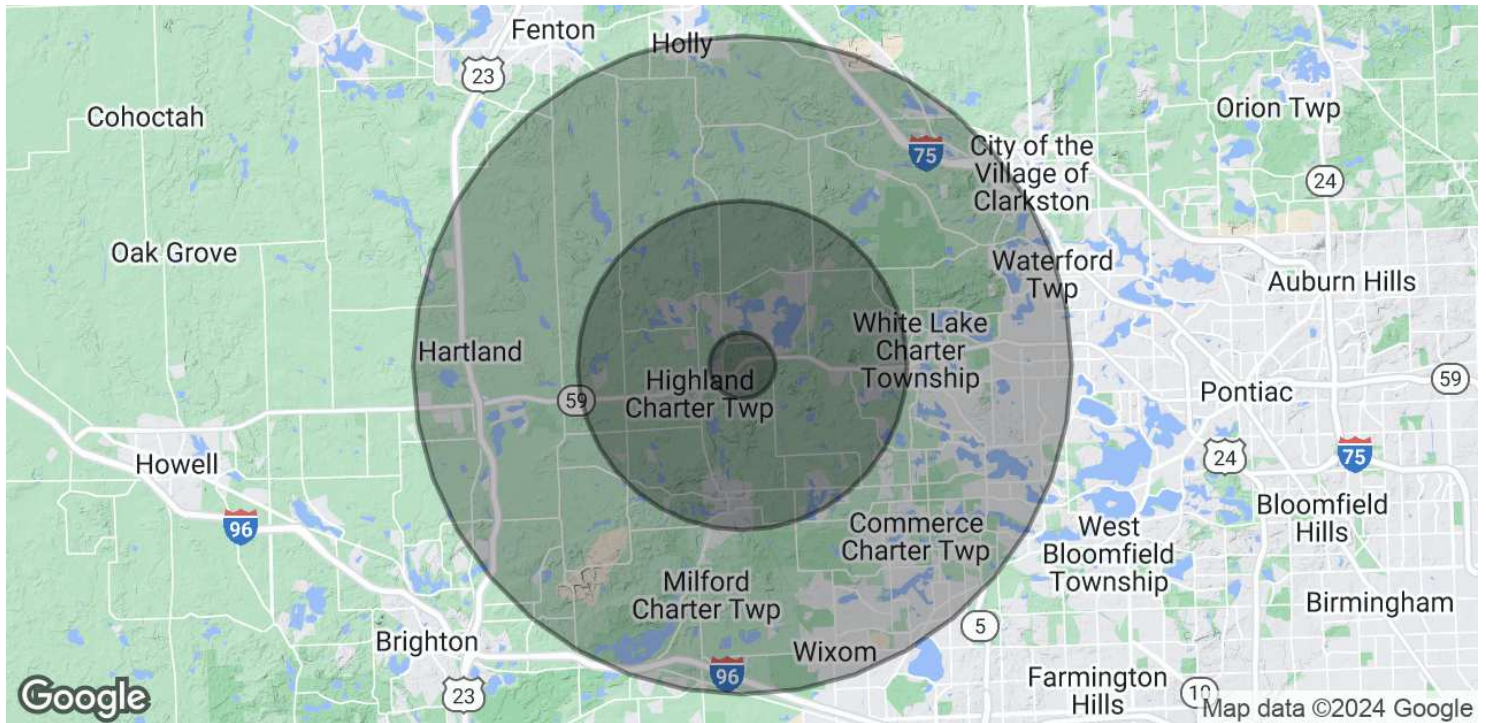
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// LOCATION MAP





**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	1,954	47,917	170,109
Average Age	41.8	40.5	39.9
Average Age (Male)	42.3	40.1	39.2
Average Age (Female)	40.8	40.5	40.1

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	704	17,305	61,643
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$82,577	\$85,849	\$88,372
Average House Value	\$274,318	\$239,543	\$267,625

\* Demographic data derived from 2020 ACS - US Census



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