



LISTING ID: 30132463

**Madison Tech Center - 25153-25183 Dequindre Road Madison Heights, MI 48071**

Lease Rate: <b>\$6.95 PSF (Annual)</b> <b>\$8,730 (Monthly)</b>	Available Space: <b>3,800 - 15,075 SF</b>	Type: <b>Industrial For Lease</b>
Lease Type: <b>NNN</b>	Max. Contiguous: <b>15,075 SF</b>	Subtype: <b>Industrial-Business Park,</b>
Loading: <b>4 Doors</b>	Space Type: <b>Relet</b>	<b>Light Industrial</b>
Ceiling: <b>16 ft.</b>	Modified: <b>7/26/2021</b>	Zoning: <b>LT. INDUSTRIAL</b>

Great central location with excellent accessibility to entire metro area from I-696 & I-75. Flexible expansion opportunities. Competitive lease rates & terms. On-site management.

Gary Stephens Signature Associates 248-948-0104 gstephens@signatureassociates.com



LISTING ID: 30536276

**Madison Tech Center - 25209-25235 Dequindre Road Madison Heights, MI 48071**

Lease Rate: <b>\$6.95 PSF (Annual)</b> <b>\$3,403 (Monthly)</b>	Available Space: <b>3,600 - 5,876 SF</b>	Type: <b>Industrial For Lease</b>
Lease Type: <b>NNN</b>	Max. Contiguous: <b>5,876 SF</b>	Subtype: <b>Flex Space, Light</b>
Loading: <b>3 Doors</b>	Space Type: <b>Relet</b>	<b>Industrial</b>
Ceiling: <b>16 ft.</b>	Modified: <b>9/27/2021</b>	Zoning: <b>LT. INDUSTRIAL</b>

Great central location with excellent accessibility to entire metro area from I-696 & I-75. Flexible expansion opportunities. Competitive lease rates & terms. On-site management.

Gary Stephens Signature Associates 248-948-0104 gstephens@signatureassociates.com



LISTING ID: 30536268

**Madison Tech Center, Suite: #25359 - 25351-25367 Dequindre Road, Unit: 25359 Madison Heights, MI 48071**

Lease Rate: <b>\$6.95 PSF (Annual)</b> <b>\$1,390 (Monthly)</b>	Available Space: <b>2,400 SF</b>	Type: <b>Industrial For Lease</b>
Lease Type: <b>NNN</b>	Gross Bldg Area: <b>2,400 SF</b>	Subtype: <b>Flex Space, Light</b>
Loading: <b>1 Door</b>	Space Type: <b>Relet</b>	<b>Industrial</b>
Ceiling: <b>16 ft.</b>	Modified: <b>9/27/2021</b>	Zoning: <b>LT. INDUSTRIAL</b>

Great central location with excellent accessibility to entire metro area from I-696 & I-75. Flexible expansion opportunities. Competitive lease rates & terms. On-site management.

Gary Stephens Signature Associates 248-948-0104 gstephens@signatureassociates.com



LISTING ID: 555157

**27591 Dequindre Road - 27591 Dequindre Road Madison Heights, MI 48071**

Price: <b>\$850,000</b>	Land Size: <b>3.62 Acres</b>	Type: <b>Vacant Land For Sale</b>
Unit Price: <b>\$234,806 Per Acre</b>	Land Splits: <b>No</b>	Uses: <b>See Agent</b>
Sale Terms: <b>Cash to Seller, Other</b>	Adjacent Parcel: <b>No</b>	Zoning: <b>B-2</b>
Tax ID: <b>2513426011</b>	Modified: <b>5/10/2019</b>	

Currently being operated as Green Carpet Sod with 908 sq. ft. office. Zoned B-2 which allows for all B-1 applications and B-2 applications which include retail, assisted care, office, up to two stories, etc. Price reduced.

Joseph M. Banyai Signature Associates 248-948-0108 jbbanyai@signatureassociates.com



LISTING ID: 30571147

**Diversified Tooling Group - 31435 Stephenson Hwy Madison Heights, MI 48071**

Price: <b>\$1,932,000</b>	Size: <b>27,360 SF</b>	Type: <b>Industrial For Sale</b>
Unit Price: <b>\$70.61 PSF</b>	Land Size: <b>1.40 Acres</b>	Subtype: <b>Flex Space, Free-Standing</b>
Sale Terms: <b>Other</b>	Gross Bldg Area: <b>27,360 SF</b>	Zoning: <b>M-1, LIGHT IND.</b>
Loading: <b>3 Doors</b>	Modified: <b>2/25/2020</b>	
Ceiling: <b>19 ft.</b>		

-Shop areas are clear span. -480V buss duct. -2-Story office, recently refurbished (new ceilings, LED lights, painted, painted, tile, etc.). - Scissor lift in front of S. overhead door. -Air lines. -Newer roof. -Parking on all 3 sides of building

Paul S. Hoge Signature Associates 248-948-0103 paulhoge@signatureassociates.com



### 27681 John R Road - 27681 John R Rd Madison Heights, MI 48071

Price:	<b>\$140,000</b>	Size:	<b>1,100 SF</b>	Type:	<b>Office For Sale</b>
Unit Price:	<b>\$127.27 PSF</b>	Modified:	<b>5/14/2019</b>	Subtype:	<b>See Agent</b>
Sale Terms:	<b>Other</b>			Zoning:	<b>B-2</b>
Cap Rate:					

LISTING ID: 30205043

Opportunity to own prime real estate with ample parking. Possible redevelopment with drive-thru.

Peter Vanderkaay Signature Associates 248-359-3837 pvanderkaay@signatureassociates.com



### Diversified Tooling Group - 31435 Stephenson Hwy Madison Heights, MI 48071

Lease Rate:	<b>\$6.50 PSF (Annual)</b> <b>\$14,820 (Monthly)</b>	Available Space:	<b>27,360 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Type:	<b>NNN</b>	Gross Bldg Area:	<b>27,360 SF</b>	Subtype:	<b>Flex Space, Free-Standing</b>
Loading:	<b>3 Doors</b>	Space Type:	<b>Relet</b>	Zoning:	<b>M-1, LIGHT IND.</b>
Ceiling:	<b>19 ft.</b>	Modified:	<b>10/19/2020</b>		

LISTING ID: 30571142

- Shop areas are clear span
- 480V buss duct
- 2-Story office, recently refurbished (new ceilings, LED lights, painted, tile, etc.)
- Scissor lift in front of S. overhead door
- Air lines
- Newer roof
- Parking on all 3 sides of building

Paul S. Hoge Signature Associates 248-948-0103 paulhoge@signatureassociates.com



### Investment Sale - 1035 W. 12 Mile Road Madison Heights, MI 48071

Price:	<b>\$1,500,000</b>	Size:	<b>6,468 SF</b>	Type:	<b>Retail-Commercial For Sale</b>
Unit Price:	<b>\$231.91 PSF</b>	Land Size:	<b>0.94 Acres</b>		
Sale Terms:	<b>Cash to Seller</b>	Gross Bldg Area:	<b>6,468 SF</b>	Subtype:	<b>Street Retail</b>
Cap Rate:		Modified:	<b>4/22/2021</b>	Zoning:	<b>B-3</b>

LISTING ID: 30725129

Existing business (liquor license, inventory, equipment) and real estate for sale. Redevelopment possible. Please contact Broker for more info.

Peter Vanderkaay Signature Associates 248-359-3837 pvanderkaay@signatureassociates.com



### 999 Tech Row - 999 Tech Row Madison Heights, MI 48071

Lease Rate:	<b>\$8.95 PSF (Annual)</b> <b>\$11,103 (Monthly)</b>	Available Space:	<b>14,888 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Type:	<b>NNN</b>	Gross Bldg Area:	<b>14,888 SF</b>	Subtype:	<b>Flex Space</b>
Loading:	<b>1 Dock, 2 Doors</b>	Space Type:	<b>Relet</b>	Zoning:	<b>M-1, R&amp;D</b>
Ceiling:	<b>10 ft.</b>	Modified:	<b>12/18/2020</b>		

LISTING ID: 30673163

Quality build-outs, excellent finishes. Furniture could be included. Easy access to I-696/I-75. Corporate image building, fully air-conditioned, very heavy parking.

Joseph M. Banyai Signature Associates 248-948-0108 jbanyai@signatureassociates.com



LISTING ID: 30700814

### 30549-30551 Stephenson Hwy, Suite: #30549 - 30549-30551 Stephenson Hwy, Unit: 30549 Madison Heights, MI 48071

Lease Rate:	<b>\$7.95 - 9.50 PSF (Annual)</b> <b>\$7,402 - 8,846 (Monthly)</b>	Available Space:	<b>2,480 - 11,174 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Type:	<b>Gross Lease, Other</b>	Max. Contiguous:	<b>11,174 SF</b>	Subtype:	<b>Manufacturing</b>
Loading:	<b>2 Docks, 2 Doors</b>	Space Type:	<b>Relet</b>	Zoning:	<b>M-1</b>
Ceiling:	<b>10 ft. / 16 ft. Clear</b>	Modified:	<b>1/22/2021</b>		

Available square footage in varying sizes, all situated in the rear portion of the building. Lease rate is full gross including nominal utility usage, taxes, insurance and CAM. Rate is dependent on total square footage occupied.

Ben Wilkiemeyer    Signature Associates    248-359-0624    bwilkiemeyer@signatureassociates.com



LISTING ID: 30761814

### 1100 E. Mandoline Avenue - 1100 E Mandoline Ave Madison Heights, MI 48071

Lease Rate:	<b>\$6.50 PSF (Annual)</b> <b>\$12,311 (Monthly)</b>	Available Space:	<b>22,728 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Type:	<b>NNN</b>	Gross Bldg Area:	<b>22,728 SF</b>	Subtype:	<b>Flex Space</b>
Loading:	<b>1 Dock, 1 Door</b>	Space Type:	<b>Relet</b>	Zoning:	<b>M-1 LT</b>
Ceiling:	<b>13 ft.</b>	Modified:	<b>9/16/2021</b>		

22,728 sq. ft. of office space available. 8,000 sq. ft. of shop possible. Fully airconditioned. Can be split into (2) two units, 12,000 sq. ft. and 10,728 sq. ft. Conference room and some perimeter offices. Can be finished to-suit. 8,000 sq. ft. of adjacent shop, with truckwell and overhead door. Available with 30 days notice.

Joseph M. Banyai    Signature Associates    248-948-0108    jbanyai@signatureassociates.com



LISTING ID: 30740858

### 25831 Commerce Drive - 25831 Commerce Dr Madison Heights, MI 48071

Lease Rate:	<b>\$9.95 PSF (Annual)</b> <b>\$4,759 (Monthly)</b>	Available Space:	<b>2,900 - 5,740 SF</b>	Type:	<b>Office For Lease</b>
Lease Type:	<b>Modified Gross, Other</b>	Max. Contiguous:	<b>5,740 SF</b>	Also:	<b>Industrial</b>
Office Class:	<b>Class C</b>	Gross Bldg Area:	<b>5,740 SF</b>	Subtype:	<b>Flex Space, High-Tech</b>
		Space Type:	<b>Relet</b>	Zoning:	<b>M-1</b>
		Modified:	<b>6/30/2021</b>		

Fully renovated, furnished office space within industrial building. Private restrooms. Seconds from I-75 & I-696. Perfect for sales office or customer service.

Dan Morrow    Signature Associates    248-799-3144    dmorrow@signatureassociates.com



LISTING ID: 2087446

### 1551 Lincoln Avenue - 1551 Lincoln Avenue Madison Heights, MI 48071

Lease Rate:	<b>\$7 PSF (Annual)</b> <b>\$2,916 (Monthly)</b>	Available Space:	<b>2,000 - 5,000 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Type:	<b>Gross Lease, Other</b>	Max. Contiguous:	<b>5,000 SF</b>	Subtype:	<b>Light Industrial,</b>
Ceiling:	<b>15 ft.</b>	Space Type:	<b>Relet</b>		<b>Warehouse/Distribution</b>
		Modified:	<b>2/17/2021</b>	Zoning:	<b>LT. INDUSTRIAL</b>

Newly renovated light industrial building with second floor office available. Excellent access to I-696 and I-75. Ample parking and signage opportunities.

Paul S. Hoge    Signature Associates    248-948-0103    paulhoge@signatureassociates.com



LISTING ID: 30757888

### 31691 Dequindre Road - 31691 Dequindre Rd Madison Heights, MI 48071

Price:	<b>\$1,900,000</b>	Size:	<b>18,603 SF</b>	Type:	<b>Industrial For Sale</b>
Unit Price:	<b>\$102.13 PSF</b>	Land Size:	<b>2.24 Acres</b>	Subtype:	<b>See Agent</b>
Sale Terms:	<b>Other</b>	Modified:	<b>9/16/2021</b>	Zoning:	<b>INDUSTRIAL</b>
Loading:	<b>1 Dock, 2 Doors</b>				
Ceiling:	<b>16 ft.</b>				

Main road building near I-75 and I-696 with an outside storage yard on 2.24 acres with a truckwell. 2-story offices which can be connected to mezzanine. New roof in 2018 with a 20 year warranty. Building currently leased until 12/31/2023.

Kris R. Pawlowski Signature Associates

248-359-3801 kpawlowski@signatureassociates.com



LISTING ID: 30765246

### 31831 Sherman Avenue - 31831 Sherman Ave Madison Heights, MI 48071

Lease Rate:	<b>\$7.71 PSF (Annual)</b> <b>\$12,001 (Monthly)</b>	Available Space:	<b>18,680 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Type:	<b>NNN</b>	Gross Bldg Area:	<b>18,680 SF</b>	Subtype:	<b>Light Industrial</b>
Loading:	<b>1 Dock, 1 Door</b>	Space Type:	<b>Relet</b>	Zoning:	<b>LT. INDUSTRIAL</b>
Ceiling:	<b>18 ft.</b>	Modified:	<b>10/4/2021</b>		

Recently upgraded offices with glass walls. Skylights, very clean shop/warehouse. All new air handling system in shop.

Paul S. Hoge Signature Associates

248-948-0103 paulhoge@signatureassociates.com



LISTING ID: 30611792

### 14 Mile Plaza, Suite: Unit A: 1321 - 1321-1325 W. 14 Mile Road Madison Heights, MI 48071

Lease Rate:	<b>\$20 - 40 PSF (Annual)</b> <b>\$3,051 - 6,103 (Monthly)</b>	Available Space:	<b>1,831 - 5,855 SF</b>	Type:	<b>Retail-Commercial For Lease</b>
Lease Type:	<b>NNN</b>	Max. Contiguous:	<b>5,855 SF</b>	Also:	<b>Office</b>
		Space Type:	<b>New</b>	Subtype:	<b>Free-Standing Building</b>
		Modified:	<b>7/19/2021</b>	Zoning:	<b>B-3, GENERAL BUSINESS</b>

#### PROPERTY DESCRIPTION

1,831 - 5,855 SF available. Drive-thru end-cap space available. Entire building available for larger user. Façade & interior upgrades coming soon. Oakland Mall and many retailers in the immediate area. Uses allowed for retail, office, or medical office.

#### LOCATION DESCRIPTION

Located on the south side of W. 14 Mile Road just west of Stephen Highway & I-75 in Madison Heights.

Kevin Jappaya, CCIM KJ Commercial

248-851-8900 kjappaya@kjcre.com



LISTING ID: 30611790

### 0.96 Acre 14 Mile Road - Build-To-Suit, Suite: Freestanding Building with Drive-Thru - 1321 W. 14 Mile Road Madison Heights, MI 48071

Lease Rate:	<b>See Agent</b>	Available Space:	<b>5,000 SF</b>	Type:	<b>Retail-Commercial For Lease</b>
Lease Type:	<b>See Agent</b>	Space Type:	<b>New</b>	Also:	<b>Office</b>
		Modified:	<b>7/22/2021</b>	Subtype:	<b>Free-Standing Building</b>
				Zoning:	<b>B-3, GENERAL BUSINESS</b>

#### PROPERTY DESCRIPTION

0.96 Acre site. Build-To-Suit/Land Contract Opportunity. Can build up to 5,000 SF building with drive-thru. Zoning allows for retail, office, medical office uses. Contact Broker for details and pricing.

#### LOCATION DESCRIPTION

Located on the south side of W. 14 Mile Road just west of Stephen Highway & I-75 in Madison Heights.

Kevin Jappaya, CCIM KJ Commercial

248-851-8900 kjappaya@kjcre.com





LISTING ID: 30611792

### 14 Mile Plaza, Suite: Unit B: 1323 - 1321-1325 W. 14 Mile Road Madison Heights, MI 48071

Lease Rate:	<b>\$20 - 40 PSF (Annual)</b> <b>\$3,183 - 6,366 (Monthly)</b>	Available Space:	<b>1,910 - 5,855 SF</b>	Type:	<b>Retail-Commercial For Lease</b>
Lease Type:	<b>NNN</b>	Max. Contiguous:	<b>5,855 SF</b>	Also:	<b>Office</b>
		Space Type:	<b>New</b>	Subtype:	<b>Free-Standing Building</b>
		Modified:	<b>7/19/2021</b>	Zoning:	<b>B-3, GENERAL BUSINESS</b>

#### PROPERTY DESCRIPTION

1,831 - 5,855 SF available. Drive-thru end-cap space available. Entire building available for larger user. Fa?ade & interior upgrades coming soon. Oakland Mall and many retailers in the immediate area. Uses allowed for retail, office, or medical office.

#### LOCATION DESCRIPTION

Located on the south side of W. 14 Mile Road just west of Stephen Highway & I-75 in Madison Heights.

Kevin Jappaya, CCIM    KJ Commercial    248-851-8900    kjappaya@kjcre.com



LISTING ID: 30379698

### 30530 John R Road - 30530 John R Rd Madison Heights, MI 48071

Price:	<b>See Agent</b>	Size:	<b>5,664 SF</b>	Type:	<b>Retail-Commercial For Sale</b>
Sale Terms:	<b>Cash to Seller, Other</b>	Land Size:	<b>0.50 Acres</b>	Also:	<b>Vacant Land</b>
Cap Rate:		Modified:	<b>11/11/2020</b>	Subtype:	<b>Free-Standing Building</b>
				Zoning:	<b>B-1, LOCAL BUSINESS</b>

Please call PATRICK FOUMIA @ 248.851.8900 for further information!

Fully improved site ready for development. Half an acre site, previously approved for 5,664 SF retail building. Easement in place to allow site access from Big Boy entrance.

Kevin Jappaya, CCIM    KJ Commercial    248-851-8900    kjappaya@kjcre.com



LISTING ID: 30673482

### NWC of John R & 11 Mile Road\_Buid-To-Suit - 27025 John R Rd Madison Heights, MI 48071

Lease Rate:	<b>See Agent</b>	Land Size:	<b>1.54 Acres</b>	Type:	<b>Vacant Land For Lease</b>
Lease Type:	<b>See Agent</b>	Modified:	<b>10/25/2021</b>	Also:	<b>Retail-Commercial, Office</b>
				Uses:	<b>Office, Retail</b>
				Zoning:	<b>B-3, GENERAL BUSINESS</b>

Kevin Jappaya, CCIM    KJ Commercial    248-851-8900    kjappaya@kjcre.com



LISTING ID: 30762563

### 363 W. 12 Mile Road, Suite: 363 W. 12 Mile Road - 363 W. 12 Mile Road Madison Heights, MI 48071

Lease Rate:	<b>\$25 PSF (Annual)</b> <b>\$4,612 (Monthly)</b>	Available Space:	<b>2,214 SF</b>	Type:	<b>Retail-Commercial For Lease</b>
Lease Type:	<b>NNN</b>	Space Type:	<b>Relet</b>	Also:	<b>Office</b>
		Modified:	<b>9/20/2021</b>	Subtype:	<b>Free-Standing Building</b>
				Zoning:	<b>B-3, GENERAL BUSINESS</b>

#### PROPERTY DESCRIPTION

2,214 SF freestanding building. Attractive building, built in 2016. Outstanding location on 12 Mile Road, between I-75 & John R Road. Visible to over 36,340 vehicles per day. Many synergies from area retailers and restaurants. Surrounded by national retailers including Home Depot, Lowes, BJ's Wholesale, Starbucks, Kroger, CVS, Walgreens, and many more.

#### LOCATION DESCRIPTION

Located on the south side of 12 Mile Road, between John R Road & I-75 in Madison Heights, MI.

Kevin Jappaya, CCIM    KJ Commercial    248-851-8900    kjappaya@kjcre.com



### 28244 John R Road, Suite: 28244 - 28244 John R Road Madison Heights, MI 48071

Lease Rate:	<b>\$22 PSF (Annual)</b>	Available Space:	<b>3,094 SF</b>	Type:	<b>Retail-Commercial For Lease</b>
	<b>\$5,672 (Monthly)</b>	Space Type:	<b>New</b>		<b>Office</b>
Lease Type:	<b>NNN</b>	Modified:	<b>9/20/2021</b>	Also:	<b>Free-Standing Building</b>
				Zoning:	<b>B-3, GENERAL BUSINESS</b>

LISTING ID: 30762529

#### PROPERTY DESCRIPTION

Freestanding building, currently under renovation. Prime location on John R Road, visible to over 22,000 vehicles per day. Minutes from I-75 access ramps. Zoning allows for many uses.

#### LOCATION DESCRIPTION

Located on the east side of John R Road, just south of 12 Mile Road in Madison Heights, MI.

Kevin Jappaya, CCIM KJ Commercial

248-851-8900 kjappaya@kjcre.com



### 30530 John R Road, Suite: 1 - 30530 John R Rd Madison Heights, MI 48071

Lease Rate:	<b>\$16 - 18 PSF (Annual)</b>	Available Space:	<b>5,664 SF</b>	Type:	<b>Retail-Commercial For Lease</b>
	<b>\$7,552 - 8,496 (Monthly)</b>	Space Type:	<b>New</b>		<b>Vacant Land</b>
Lease Type:	<b>NNN</b>	Modified:	<b>2/8/2019</b>	Also:	<b>Free-Standing Building</b>
				Zoning:	<b>B-1, LOCAL BUSINESS</b>

LISTING ID: 30379699

Please call PATRICK FOUMIA @ 248.851.8900 for further information!

Fully improved site ready for development. Half an acre site, previously approved for 5,664 SF retail building. Easement in place to allow site access from Big Boy entrance.

Kevin Jappaya, CCIM KJ Commercial

248-851-8900 kjappaya@kjcre.com



### 14 Mile Plaza, Suite: Unit C: 1325 - 1321-1325 W. 14 Mile Road Madison Heights, MI 48071

Lease Rate:	<b>\$20 - 40 PSF (Annual)</b>	Available Space:	<b>2,114 - 5,855 SF</b>	Type:	<b>Retail-Commercial For Lease</b>
	<b>\$3,523 - 7,046 (Monthly)</b>	Max. Contiguous:	<b>5,855 SF</b>		<b>Office</b>
Lease Type:	<b>NNN</b>	Space Type:	<b>New</b>	Also:	<b>Free-Standing Building</b>
		Modified:	<b>7/19/2021</b>	Zoning:	<b>B-3, GENERAL BUSINESS</b>

LISTING ID: 30611792

#### PROPERTY DESCRIPTION

1,831 - 5,855 SF available. Drive-thru end-cap space available. Entire building available for larger user. Fa?ade & interior upgrades coming soon. Oakland Mall and many retailers in the immediate area. Uses allowed for retail, office, or medical office.

#### LOCATION DESCRIPTION

Located on the south side of W. 14 Mile Road just west of Stephen Highway & I-75 in Madison Heights.

Kevin Jappaya, CCIM KJ Commercial

248-851-8900 kjappaya@kjcre.com



### 100-160 W 13 Mile, Suite: 160 - 100-160 W 13 Mile Madison Heights, MI 48071

Lease Rate:	<b>\$18 PSF (Annual)</b>	Available Space:	<b>1,000 SF</b>	Type:	<b>Retail-Commercial For Lease</b>
	<b>\$1,500 (Monthly)</b>	Gross Bldg Area:	<b>4,062 SF</b>		<b>Office</b>
Lease Type:	<b>Gross Lease</b>	Space Type:	<b>Relet</b>	Also:	<b>Mixed Use, Street Retail</b>
		Modified:	<b>10/15/2021</b>	Zoning:	<b>B-1</b>

LISTING ID: 30719088

Easy Access to 696/I-75  
Great Space for Small Retail or Office  
Well Maintained property, professional Landlord  
West End Cap

James Diehl Pilot Property Group

586-254-0900 j.diehl@pilotpg.com



LISTING ID: 28240236

### 300-380 E 12 Mile, Suite: B - 300-380 E 12 Mile Madison Heights, MI 48071

Lease Rate:	<b>\$12 PSF (Annual)</b> <b>\$1,200 (Monthly)</b>	Available Space:	<b>1,200 SF</b>	Type:	<b>Office For Lease</b>
Lease Type:	<b>Gross Lease</b>	Space Type:	<b>Relet</b>	Also:	<b>Retail-Commercial</b>
Office Class:	<b>Class B</b>	Modified:	<b>6/4/2019</b>	Subtype:	<b>Executive Suites, Mixed Use</b>
				Zoning:	<b>OFFICE</b>

12 Mile Rd frontage - easy access to I-75 and I-696 - great location - immediate possession - great exposure - excellent lease rate, below market average - great landlord - Lets make a deal!!

1,200 SF- 2 private offices, kitchenette, large bullpen (2nd floor office space)  
2,600 SF- 8 private offices, kitchenette, conference room, waiting room, in-suite restroom (2nd floor office space)  
1,200 SF- Waiting/reception area, large open space, storage room, and in suite restroom (main road retail space)

James Diehl Pilot Property Group 586-254-0900 j.diehl@pilotpg.com



LISTING ID: 28240236

### 300-380 E 12 Mile, Suite: 1-A - 300-380 E 12 Mile Madison Heights, MI 48071

Lease Rate:	<b>\$12 PSF (Annual)</b> <b>\$1,200 (Monthly)</b>	Available Space:	<b>1,200 SF</b>	Type:	<b>Office For Lease</b>
Lease Type:	<b>Gross Lease</b>	Space Type:	<b>Relet</b>	Also:	<b>Retail-Commercial</b>
Office Class:	<b>Class B</b>	Modified:	<b>6/4/2019</b>	Subtype:	<b>Executive Suites, Mixed Use</b>
				Zoning:	<b>OFFICE</b>

12 Mile Rd frontage - easy access to I-75 and I-696 - great location - immediate possession - great exposure - excellent lease rate, below market average - great landlord - Lets make a deal!!

1,200 SF- 2 private offices, kitchenette, large bullpen (2nd floor office space)  
2,600 SF- 8 private offices, kitchenette, conference room, waiting room, in-suite restroom (2nd floor office space)  
1,200 SF- Waiting/reception area, large open space, storage room, and in suite restroom (main road retail space)

James Diehl Pilot Property Group 586-254-0900 j.diehl@pilotpg.com



LISTING ID: 30622626

### Farnum Plaza, Suite: 1 - 27611 John R Rd Madison Heights, MI 48071

Lease Rate:	<b>See Agent</b>	Available Space:	<b>1,800 SF</b>	Type:	<b>Shopping Center For Lease</b>
Lease Type:	<b>See Agent</b>	Space Type:	<b>New</b>	Subtype:	<b>Strip Center</b>
		Modified:	<b>6/18/2020</b>	Zoning:	<b>See Agent</b>

Jared Gell Mid America Real Estate - Michigan Inc 248-855-6800 rtarkington@MidAmericaGrp.com



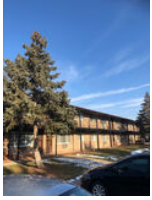
LISTING ID: 30668360

### 32900 N. Avis Drive, Suite: 1 - 32900 N Avis Dr Madison Heights, MI 48071

Lease Rate:	<b>\$4.95 PSF (Annual)</b> <b>\$24,029 (Monthly)</b>	Available Space:	<b>58,253 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Type:	<b>NNN</b>	Space Type:	<b>Relet</b>	Subtype:	<b>Mixed Use</b>
		Modified:	<b>2/9/2021</b>	Zoning:	<b>See Agent</b>

58,253 Square Feet  
14' Ceiling Height  
One Grade Level Door  
Four Truck Docks  
100% HVAC  
2,000A / 480/220V / 3-Phase Power  
(To Be Verified by Tenant)  
111 Parking Spaces

Peter J. Kecip Colliers Southfield 248-226-1842 peter.j.kepic@colliers.com



LISTING ID: 30588652

### **Emerald Apartments - 288-370 E 13 Mile Rd Madison Heights, MI 48071**

Price:	<b>\$1</b>	Size:	<b>100,472 SF</b>	Type:	<b>Multi-Family For Sale</b>
Sale Terms:	<b>Undisclosed</b>	Modified:	<b>3/25/2020</b>	Subtype:	<b>Low-Rise/Garden</b>
Cap Rate:				Zoning:	<b>See Agent</b>

- 79 Units Total / 48 Units at 360-370 E. 13 Mile Road & 31 Units 288-298 E. 13 Mile Road. - 100% Occupied. - Across the street from Sam's Club & Meijer. - Located in Close Proximity to Many Corporations

Tony Fayne Colliers Southfield

248-540-1000 tony.fayne@colliers.com



LISTING ID: 30340875

### **User Opportunity - 520 East 12 Mile Road Madison Heights, MI 48071**

Price:	<b>\$799,000</b>	Size:	<b>7,990 SF</b>	Type:	<b>Retail-Commercial For Sale</b>
Unit Price:	<b>\$100 PSF</b>	Modified:	<b>2/3/2021</b>	Subtype:	<b>See Agent</b>
Sale Terms:	<b>Cash to Seller</b>			Zoning:	<b>See Agent</b>
Cap Rate:					

Office Building: This two-tenant office building investment includes a CPA office that is willing to sign a new 5 year lease at closing, and a Physical Therapist recently expanded! The subject is located at the southwest quadrant of 12 Mile Road and Delton Street.

Michael Murphy Gerdom Realty & Investment

248-520-0524 mmurphy@gerdomrealty.com



LISTING ID: 30374048

### **27708-27716 John R Road, Suite: 27712 John R - 27708 John R Rd Madison Heights, MI 48071**

Lease Rate:	<b>\$9.95 PSF (Annual)</b> <b>\$702.30 (Monthly)</b>	Available Space:	<b>847 - 2,776 SF</b>	Type:	<b>Office For Lease</b>
Lease Type:	<b>NNN</b>	Max. Contiguous:	<b>2,776 SF</b>	Subtype:	<b>Flex Space</b>
		Gross Bldg Area:	<b>2,776 SF</b>	Zoning:	<b>B-3</b>
		Space Type:	<b>Relet</b>		
		Modified:	<b>5/25/2021</b>		

Three individual units which may be combined, or leased separately. Office or potential retail uses. \$1.75/SF for property taxes. Gas and electric are separately metered.

Jason Capitani, SIOR, CCIM L. Mason Capitani, Inc.

248-637-7684 jcapitani@lmcap.com



LISTING ID: 30640581

### **1410 E 14 Mile Road, Suite: 1410 - 1410 E 14 Mile Rd Madison Heights, MI 48071**

Lease Rate:	<b>\$10.95 PSF (Annual)</b> <b>\$56,637 (Monthly)</b>	Available Space:	<b>62,069 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Type:	<b>NNN</b>	Gross Bldg Area:	<b>62,069 SF</b>	Subtype:	<b>Flex Space, Free-Standing</b>
Loading:	<b>3 Doors</b>	Space Type:	<b>New</b>	Zoning:	<b>LIGHT INDUSTRIAL</b>
Ceiling:	<b>16 ft.</b>	Modified:	<b>5/26/2021</b>		

Office/Hi-Tech/Flex space available with heavy parking ratio. A portion of the quoted warehouse square footage is currently built out as office space. Main road visibility with excellent access to I-75 & I-696. NNN expenses run approximately \$3.20/SF.

Mason L. Capitani, SIOR L. Mason Capitani, Inc.

248-637-7795 mlcapitani@lmcap.com



LISTING ID: 29999001

### **28050 John R, Suite: 28050 John R - 28050 John R Rd Madison Heights, MI 48071**

Lease Rate:	<b>\$12 PSF (Annual)</b> <b>\$4,981 (Monthly)</b>	Available Space:	<b>4,981 SF</b>	Type:	<b>Office For Lease</b>
Lease Type:	<b>Modified Gross</b>	Gross Bldg Area:	<b>11,395 SF</b>	Subtype:	<b>Office Building</b>
Office Class:	<b>Class C</b>	Space Type:	<b>New</b>	Zoning:	<b>B-3</b>
		Modified:	<b>5/25/2021</b>		

Under new ownership. Aggressively priced second floor office space available. Excellent location along a well-traveled section of John R road.

Mason L. Capitani, SIOR L. Mason Capitani, Inc.

248-637-7795 mlcapitani@lmcap.com





LISTING ID: 30499226

### 28277 Dequindre Road, Suite: 28277 - 28277 Dequindre Rd Madison Heights, MI 48071

Lease Rate:	<b>\$14.95 PSF (Annual)</b> <b>\$3,924 (Monthly)</b>	Available Space:	<b>3,150 SF</b>	Type:	<b>Office For Lease</b>
Lease Type:	<b>Modified Gross</b>	Gross Bldg Area:	<b>6,300 SF</b>	Subtype:	<b>Office Building</b>
Office Class:	<b>Class B</b>	Space Type:	<b>New</b>	Zoning:	<b>O-1, OFFICE</b>
		Modified:	<b>5/25/2021</b>		

Newly remodeled office building, turn-key for a tenant. Multiple private offices, bathroom and shower, conference room, and excellent parking. Close access to I-696.

Robert Gojcaj L. Mason Capitani, Inc.

248-637-9700 rgojcaj@lmcaps.com



LISTING ID: 30374048

### 27708-27716 John R Road, Suite: 27708 John R - 27708 John R Rd Madison Heights, MI 48071

Lease Rate:	<b>\$9.95 PSF (Annual)</b> <b>\$912.08 (Monthly)</b>	Available Space:	<b>1,100 - 2,776 SF</b>	Type:	<b>Office For Lease</b>
Lease Type:	<b>NNN</b>	Max. Contiguous:	<b>2,776 SF</b>	Subtype:	<b>Flex Space</b>
		Gross Bldg Area:	<b>2,776 SF</b>	Zoning:	<b>B-3</b>
		Space Type:	<b>Relet</b>		
		Modified:	<b>5/25/2021</b>		

Three individual units which may be combined, or leased separately. Office or potential retail uses. \$1.75/SF for property taxes. Gas and electric are separately metered.

Jason Capitani, SIOR, CCIM L. Mason Capitani, Inc.

248-637-7684 jcapitani@lmcaps.com



LISTING ID: 30761412

### 32371 Dequindre Road, Suite: East - 32371 Dequindre Rd Madison Heights, MI 48071

Lease Rate:	<b>\$14.50 PSF (Annual)</b> <b>\$2,034 (Monthly)</b>	Available Space:	<b>1,684 - 3,368 SF</b>	Type:	<b>Office For Lease</b>
Lease Type:	<b>Modified Gross</b>	Max. Contiguous:	<b>3,368 SF</b>	Subtype:	<b>Office Building</b>
Office Class:	<b>Class C</b>	Gross Bldg Area:	<b>11,844 SF</b>	Zoning:	<b>See Agent</b>
		Space Type:	<b>Relet</b>		
		Modified:	<b>9/15/2021</b>		

Office space available for lease. Excellent main road exposure on Dequindre Road. Close proximity to I-75. Owner occupied & managed. Ideal opportunity for any general office tech user.

Nick Gitary L. Mason Capitani, Inc.

248-637-3525 Ngitary@lmcaps.com



LISTING ID: 30764512

### 30201 Dequindre Rd, Suite: B - 30201 Dequindre Rd Madison Heights, MI 48071

Lease Rate:	<b>\$18 PSF (Annual)</b> <b>\$2,760 (Monthly)</b>	Available Space:	<b>1,840 SF</b>	Type:	<b>Office For Lease</b>
Lease Type:	<b>Modified Gross</b>	Gross Bldg Area:	<b>8,084 SF</b>	Subtype:	<b>Medical, Office Building</b>
Office Class:	<b>Class C</b>	Space Type:	<b>New</b>	Zoning:	<b>B-1</b>
		Modified:	<b>9/29/2021</b>		

Fully equipped orthodontist space available for lease. Main road signage on Dequindre Road. Available for general office or medical users. In close proximity to I-75 & I-696.

Robert Gojcaj L. Mason Capitani, Inc.

248-637-9700 rgojcaj@lmcaps.com



LISTING ID: 30760214

### 25524 John R Rd, Suite: 25524 John R Rd - 25524 John R Rd Madison Heights, MI 48071

Lease Rate:	<b>\$6.50 PSF (Annual)</b> <b>\$2,907 (Monthly)</b>	Available Space:	<b>5,367 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Type:	<b>NNN</b>	Gross Bldg Area:	<b>5,367 SF</b>	Subtype:	<b>Manufacturing</b>
Loading:	<b>1 Door</b>	Space Type:	<b>New</b>	Zoning:	<b>M-1</b>
Ceiling:	<b>12 ft. / 16 ft. Clear</b>	Modified:	<b>9/9/2021</b>		

Great manufacturing building with main road frontage. Minimal outside storage. Minutes from I-696 & I-75.

Nick Gitary L. Mason Capitani, Inc.

248-637-3525 Ngitary@lmcaps.com



LISTING ID: 30761412

### 32371 Dequindre Road, Suite: Center/East - 32371 Dequindre Rd Madison Heights, MI 48071

Lease Rate:	<b>\$14.50 PSF (Annual)</b> <b>\$4,069 (Monthly)</b>	Available Space:	<b>3,368 SF</b>	Type:	<b>Office For Lease</b>
Lease Type:	<b>Modified Gross</b>	Gross Bldg Area:	<b>11,844 SF</b>	Subtype:	<b>Office Building</b>
Office Class:	<b>Class C</b>	Space Type:	<b>Relet</b>	Zoning:	<b>See Agent</b>
		Modified:	<b>9/15/2021</b>		

Office space available for lease. Excellent main road exposure on Dequindre Road. Close proximity to I-75. Owner occupied & managed. Ideal opportunity for any general office tech user.

Nick Gitary L. Mason Capitani, Inc.

248-637-3525 Ngitary@lmcap.com



LISTING ID: 30761412

### 32371 Dequindre Road, Suite: Center - 32371 Dequindre Rd Madison Heights, MI 48071

Lease Rate:	<b>\$14.50 PSF (Annual)</b> <b>\$2,034 (Monthly)</b>	Available Space:	<b>1,684 - 3,368 SF</b>	Type:	<b>Office For Lease</b>
Lease Type:	<b>Modified Gross</b>	Max. Contiguous:	<b>3,368 SF</b>	Subtype:	<b>Office Building</b>
Office Class:	<b>Class C</b>	Gross Bldg Area:	<b>11,844 SF</b>	Zoning:	<b>See Agent</b>
		Space Type:	<b>Relet</b>		
		Modified:	<b>9/15/2021</b>		

Office space available for lease. Excellent main road exposure on Dequindre Road. Close proximity to I-75. Owner occupied & managed. Ideal opportunity for any general office tech user.

Nick Gitary L. Mason Capitani, Inc.

248-637-3525 Ngitary@lmcap.com



LISTING ID: 30761412

### 32371 Dequindre Road, Suite: South - 32371 Dequindre Rd Madison Heights, MI 48071

Lease Rate:	<b>\$14.50 PSF (Annual)</b> <b>\$725 (Monthly)</b>	Available Space:	<b>600 - 3,968 SF</b>	Type:	<b>Office For Lease</b>
Lease Type:	<b>Modified Gross</b>	Max. Contiguous:	<b>3,968 SF</b>	Subtype:	<b>Office Building</b>
Office Class:	<b>Class C</b>	Gross Bldg Area:	<b>11,844 SF</b>	Zoning:	<b>See Agent</b>
		Space Type:	<b>Relet</b>		
		Modified:	<b>9/15/2021</b>		

Office space available for lease. Excellent main road exposure on Dequindre Road. Close proximity to I-75. Owner occupied & managed. Ideal opportunity for any general office tech user.

Nick Gitary L. Mason Capitani, Inc.

248-637-3525 Ngitary@lmcap.com



LISTING ID: 30721690

### 26000-26010 Pinehurst, Suite: 26000-26010 Pinehurst - 26000-26010 Pinehurst Dr Madison Heights, MI 48071

Lease Rate:	<b>\$6.95 PSF (Annual)</b> <b>\$17,566 (Monthly)</b>	Available Space:	<b>30,330 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Type:	<b>NNN</b>	Gross Bldg Area:	<b>30,330 SF</b>	Subtype:	<b>Light Industrial</b>
Loading:	<b>3 Docks, 2 Doors</b>	Space Type:	<b>New</b>	Zoning:	<b>M-1</b>
Ceiling:	<b>18 ft.</b>	Modified:	<b>6/1/2021</b>		

Great warehouse/distribution facility. Seconds away from the Dequindre exit off of I-696. Three truckwells. Office square footage estimated. Nice sized break room. Additional second floor offices not included in the square footage. Available in early 2022.

Jason Capitani, SIOR, CCIM L. Mason Capitani, Inc.

248-637-7684 jcapitani@lmcap.com



LISTING ID: 30640576

### 1410 E 14 Mile Road, Suite: 1410 - 1410 E 14 Mile Rd Madison Heights, MI 48071

Lease Rate:	<b>\$10.95 PSF (Annual)</b> <b>\$56,637 (Monthly)</b>	Available Space:	<b>62,069 SF</b>	Type:	<b>Office For Lease</b>
Lease Type:	<b>NNN</b>	Gross Bldg Area:	<b>62,069 SF</b>	Subtype:	<b>Flex Space, High-Tech</b>
Office Class:	<b>Class B</b>	Space Type:	<b>New</b>	Zoning:	<b>LIGHT INDUSTRIAL</b>
		Modified:	<b>8/12/2020</b>		

Office/Hi-Tech/Flex space available with heavy parking ratio. Main road visibility with excellent access to I-75 & I-696. NNN expenses run approximately \$3.20/SF.

Mason L. Capitani, SIOR L. Mason Capitani, Inc.

248-637-7795 mlcapitani@lmcap.com



LISTING ID: 30374048

### 27708-27716 John R Road, Suite: 27716 John R - 27708 John R Rd Madison Heights, MI 48071

Lease Rate:	<b>\$9.95 PSF (Annual)</b> <b>\$687.38 (Monthly)</b>	Available Space:	<b>829 - 2,776 SF</b>	Type:	<b>Office For Lease</b>
Lease Type:	<b>NNN</b>	Max. Contiguous:	<b>2,776 SF</b>	Subtype:	<b>Flex Space</b>
		Gross Bldg Area:	<b>2,776 SF</b>	Zoning:	<b>B-3</b>
		Space Type:	<b>Relet</b>		
		Modified:	<b>5/25/2021</b>		

Three individual units which may be combined, or leased separately. Office or potential retail uses. \$1.75/SF for property taxes. Gas and electric are separately metered.

Jason Capitani, SIOR, CCIM    L. Mason Capitani, Inc.    248-637-7684    jcapitani@lmcap.com



LISTING ID: 30765615

### 32150 John R Road - 32150 John R Rd Madison Heights, MI 48071

Price:	<b>\$1,686,153</b>	Size:	<b>8,000 SF</b>	Type:	<b>Office For Sale</b>
Unit Price:	<b>\$210.77 PSF</b>	Modified:	<b>10/5/2021</b>	Subtype:	<b>See Agent</b>
Sale Terms:	<b>Undisclosed</b>			Zoning:	<b>See Agent</b>
Cap Rate:					

Ayson Shammami    Encore Real Estate Investment Services    248-702-0727    ayson@encorereis.com



LISTING ID: 30750392

### 110 E Girard Ave - 110 E Girard Ave Madison Heights, MI 48071

Price:	<b>\$495,000</b>	Size:	<b>5,300 SF</b>	Type:	<b>Industrial For Sale</b>
Unit Price:	<b>\$93.40 PSF</b>	Land Size:	<b>5,300 SF</b>	Subtype:	<b>See Agent</b>
Sale Terms:	<b>Cash to Seller, Other</b>	Modified:	<b>7/27/2021</b>	Zoning:	<b>See Agent</b>
Ceiling:	<b>14 ft.</b>				

5,300 SF Industrial Warehouse. 1 Drive In-Bay - 12'x12'. Building Height - 16'. Ceiling Height - 14'. Power - 600a.

Michael Ziecik    NAI Farberman    ziecik@farbman.com



LISTING ID: 30751063

### 31489-31499 John R Rd, Suite: 31489-31499 John R Rd - 31489-31499 John R Rd Madison Heights, MI 48071

Lease Rate:	<b>See Agent</b>	Available Space:	<b>6,551 SF</b>	Type:	<b>Office For Lease</b>
Lease Type:	<b>See Agent</b>	Space Type:	<b>New</b>	Also:	<b>Retail-Commercial</b>
		Modified:	<b>7/29/2021</b>	Subtype:	<b>See Agent</b>
				Zoning:	<b>See Agent</b>

Former 4Cs Child Daycare  
6,551 SF Available for Retail / Office in Madison Heights  
\$15.00/PSF/NNN

Estimated NNN: \$4.12 PSF

Located on the South West Corner of the intersection of John R Rd and Edmund Ave.

Strong Regional and National Retailers Nearby Include: Big Lots, Target, Sam's Club, Home Depot, Lowes, Oakland Mall

Zoning: B-1 Commercial

Parking: 34 Spaces

Ron Goldstone    Farberman Group    248-351-4371    goldstone@farbman.com



LISTING ID: 30752728

### Long Village Plaza - 27822-27921 John R Madison Heights, MI 48071

Price:	<b>See Agent</b>	Size:	<b>10,000 SF</b>	Type:	<b>Retail-Commercial For Sale</b>
Sale Terms:	<b>Cash to Seller, Other</b>	Modified:	<b>8/5/2021</b>	Subtype:	<b>See Agent</b>
Cap Rate:				Zoning:	<b>See Agent</b>

Investment Sale. John R Between 11 Mile & 12 Mile. Great Mix of Retail Tenants. Very Visibility. Roof & Facade in 2014. In the Madison Heights DDA District. B-3 Zoning, General Business. 100% Occupied!.

Rick Ax    NAI Farberman    248-351-6319    ax@farbman.com



**32601 Industrial Dr, Suite: 1 - 32601 Industrial Dr Madison Heights, MI 48071**

Lease Rate:	<b>\$6.75 PSF (Annual)</b> <b>\$15,083 (Monthly)</b>	Available Space:	<b>26,815 SF</b>	Type:	<b>Industrial For Lease</b>
Lease Type:	<b>NNN</b>	Space Type:	<b>Relet</b>	Subtype:	<b>Light Industrial,</b>
Loading:	<b>1 Dock, 1 Door</b>	Modified:	<b>8/17/2021</b>	Zoning:	<b>Manufacturing</b>
Ceiling:	<b>18 ft.</b>				<b>INDUSTRIAL</b>

Exhaust fans, air-lines, locker room. Shop area is 100% sprinklered. Building is expandable by up to 16,000 SF or parking could be expanded.

Geoffrey S. Hill      Newmark Knight Frank Detroit

248-350-1492      ghill@ngkf.com