

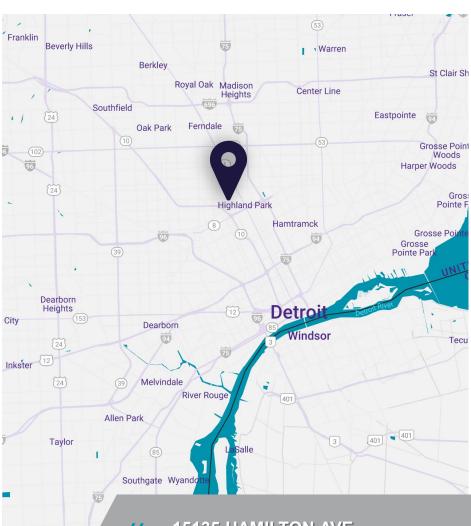
// PROPERTY DETAILS

Building(s) Size:	±78,059 SF - total ±68,059 SF – main building ±10,000 SF – additional garage
Floors:	Two (2) (main building) ±59,559 SF – main floor (warehouse) ±8,500 SF – second floor (office)
Site Area:	3.5 acres
Year Built:	1962 (main building) 2023 (garage)
Parcel ID:	43-005-06-0004-000
Clear Height:	15'-18' (main building) 16' (garage)
Loading Docks	Eight (8) total (main building) - 4 interior / 4 exterior
Drive-Ins:	One (1) (10'x10') (main building) Two (2) (14'x14') (garage)
Column Spacing:	40 X 25 (main building)
Auto Parking:	44 spaces
Construction Type:	Cinder/ Steel (both buildings well maintained)
Roof:	Main building - Rubber (replaced 4 years ago, under warranty) Garage – Metal (2023)
Floor Thickness:	8" (main building)
Power:	4,000amp/480v/ 3p with bus duct Back up generator onsite
Sprinkler:	Fully sprinkled
HVAC:	Three (3) heaters have been replaced within last 2 years
Natural Gas:	Yes
Lighting:	LED throughout
Zoning:	IRD: industrial/ research
Asking Rate:	Contact Broker
Asking Price:	Contact Broker



MISCELLANEOUS

- Garage building was built in 2023
- Heavy power
- · Fully sprinkled
- Close to area freeways M-10, Davison, and I-75
- Fully fenced/ secured yard
- Ample space for truck/ trailer parking



15135 HAMILTON AVE HIGHLAND PARK, MICHIGAN

// AERIAL

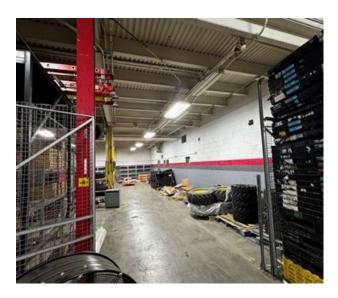


// PHOTOS















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