## FOR SALE OR LEASE 25780-25790 COMMERCE DRIVE MADISON HEIGHTS, MICHIGAN

GARRETT KEAIS, SIOR EXECUTIVE MANAGING DIRECTOR +1 248 358 6112 garrett.keais@cushwake.com

Fresenius Medical Care Madison Heights Dialysis

> JOHN VANNOORD SENIOR ASSOCIATE +1 248 358 6106 john.vannoord@cushwake.com

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## **PROPERTY INFORMATION**

#### 25780-25790 COMMERCE DRIVE



### **25,616 SF AVAILABLE**

**IN PLACE INCOME:** Lease with Fresenius Medical Care (8,500 SF) and International Outdoor (Onsite Billboard)

#### **PROPERTY HIGHLIGHTS**

- ✓ Convenient location to I-696 and I-75
- ✓ Clean and professional corporate image
- The building's zoning, 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
Total 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
2021 Taxes	\$66,638
Sale Price	\$3,750,000



TRAFFIC COUNTS		
Intersection	Cars Per Day	
I696 Ramp & Commerce Dr.	8,425	
1696 & Commerce Dr.	118,067	
Heights Dr. & Dequindre Rd. NE	12,758	

## **BUILDING AERIAL**

#### 25780-25790 COMMERCE DRIVE





## PHOTOS

#### 25780-25790 COMMERCE DRIVE







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