



FOR SALE OR LEASE
44,409 sf

10559 CITATION DRIVE
BRIGHTON, MI 48116

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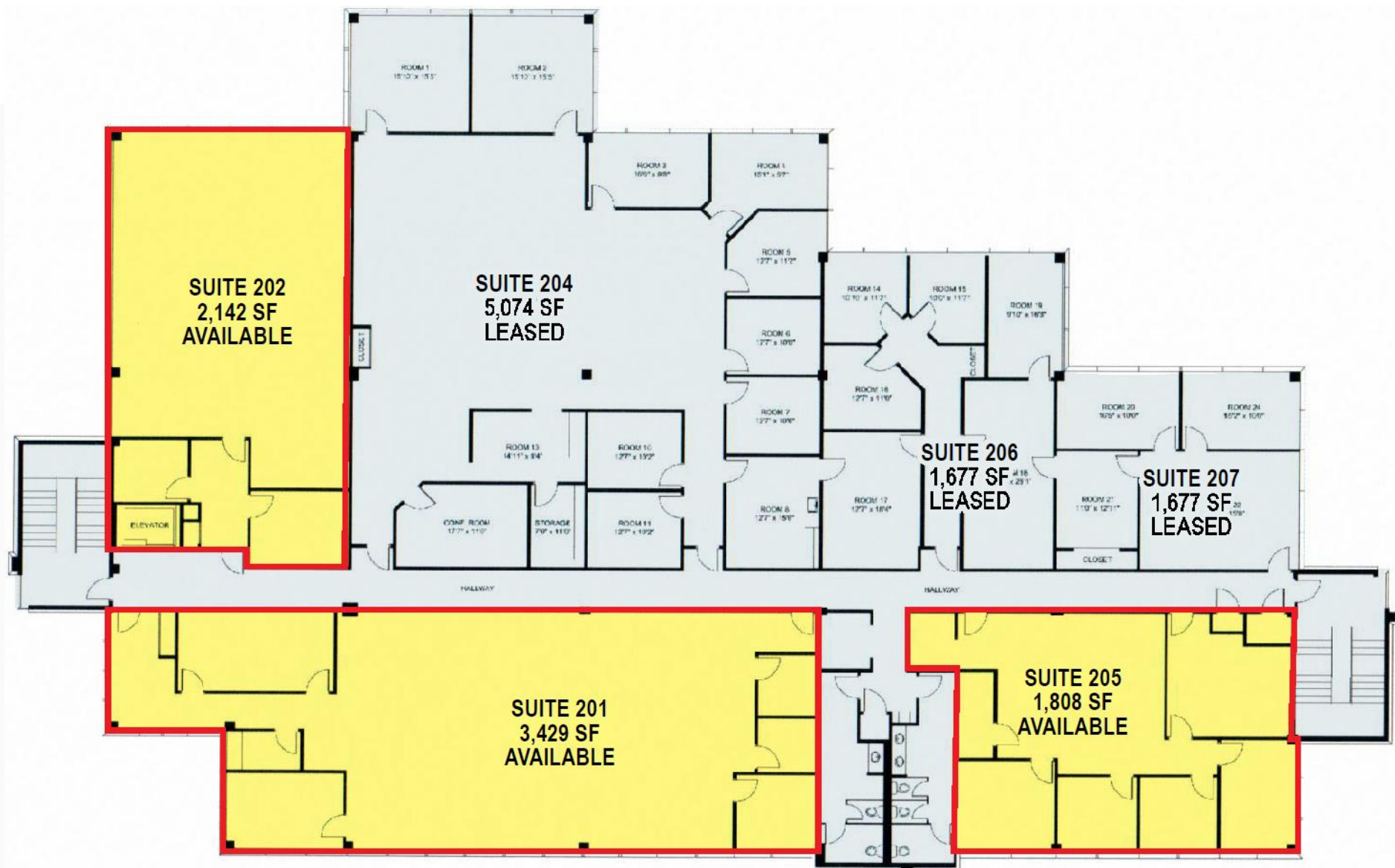
PROPERTY HIGHLIGHTS

Total Square Footage	44,409 SF
Total Land Acreage	3.24
Use	Office
Building Class	B
Stories	3
Year Built	2001
Parking	191 surface spaces
Construction	Brick
Zoning	B-3: Special Business
Parcel ID	12-33-300-029
Water/Sewer	City of Brighton
2023 SEV Value	\$3,513,200
2023 Taxes	\$100,409.00
Lease Rate	\$17.00/SF Modified Gross
Sale Price	\$4,440,900 (\$100/SF)



First Floor – 14,803 SF

AVAILABLE SQUARE FOOTAGE



Second Floor – 7,379 SF

[illegible]

Third Floor – 14,803 SF

PHOTOS



MAP

