

15260 Common Road

Roseville, MI 48066



+/-149,418 SF // FOR SALE

Brad Frank

Director

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Tony Avendt

Executive Director

+1 248 358 6115

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PROPERTY HIGHLIGHTS

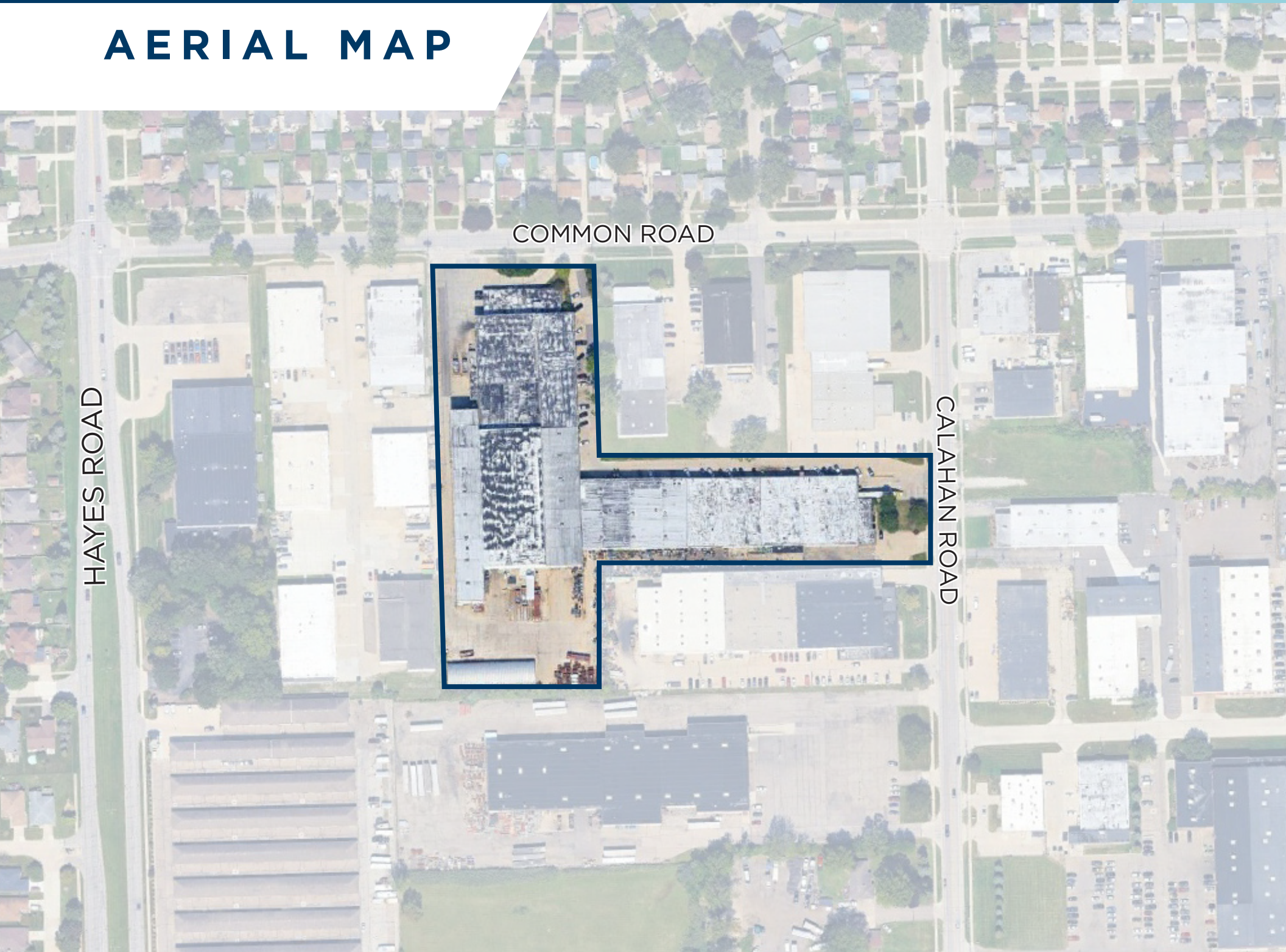
+/-149,418 SF

FOR OWNER USE

- + Ceiling heights 18' - 37'
- + Seven (7) truck wells
- + Eight (8) grade level doors
- + Six (6) cranes
 - + Two (2) 10-ton
 - + One (1) 35/20-ton
 - + One (1) 35-ton
 - + Two (2) 30-ton
- + Heavy power (2 services)
- + Zoned I2: General Industrial
- + Less than 2 miles I-696



AERIAL MAP



COMMON ROAD

HAYES ROAD

CALAHAN ROAD

BUILDING SPECS

15260 COMMON ROAD
ROSEVILLE, MI 48066

GENERAL INFORMATION

ADDRESS	15260 Common Road Roseville, MI 48066
TOTAL BUILDING AREA	149,418 SF
OFFICE AREA	7,324 SF
INDUSTRIAL AREA	142,094 SF
PRIMARY USE	Manufacturing
PROPERTY CLASS	C
YEAR BUILT / RENOVATED	1966/1995
CONSTRUCTION TYPE	Masonry/insulated steel panels
STORIES	1
MEZZANINE	No
PARKING	76 auto spaces, more available in dunnage area

SITE DETAILS

TOTAL ACREAGE	7.26
ZONING	I2: General Industrial
PARCEL ID	08-14-07-301-027
MAJOR CROSSROADS	Common Road and Hayes Road

PRICING

ASKING PRICE	\$12,000,000
TAXES	\$159,557.17 (2024)

BUILDING AMENITIES

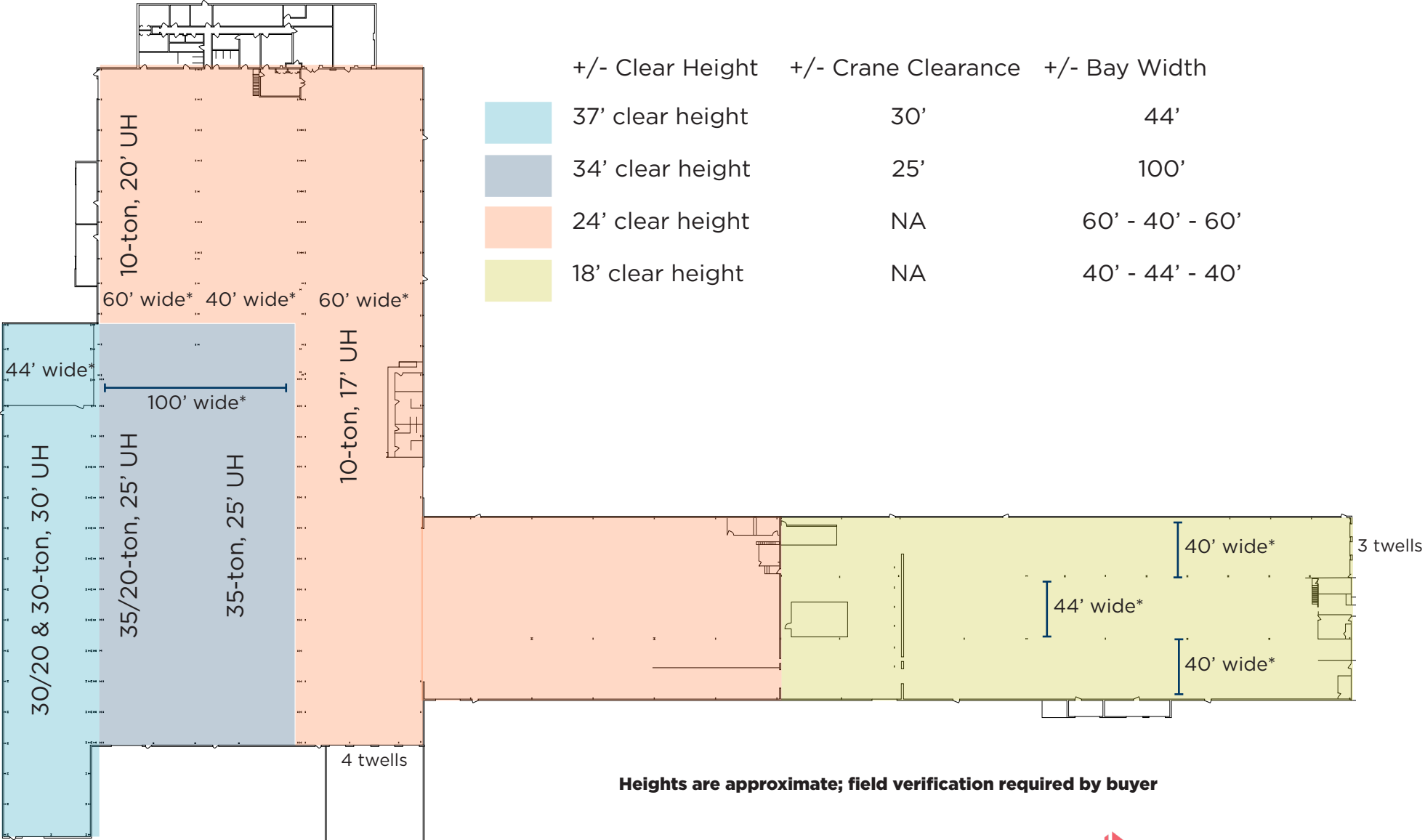
CEILING CLEARANCE	18' to 37'
TRUCK WELLS	Seven (7)
GRADE DOORS	Eight (8)
CRANES	Six total: Two 10-ton One 35/20-ton One 35-ton Two 30-ton
INDUSTRIAL AREA HVAC	Radiant heat
INDUSTRIAL AREA LIGHTING	LED
FIRE SUPPRESSION	Ordinary hazard
ELECTRIC	2 electrical services, one primary and one secondary
LUNCH/BREAK ROOM	Yes
BUILDING EXPANDABLE	No
MISC	Additional +/- 1,000 SF of shop/office, restrooms in the warehouse area Access to two roads (Common Road and Calahan Road)



FLOOR PLAN

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	+/- Clear Height	+/- Crane Clearance	+/- Bay Width
	37' clear height	30'	44'
	34' clear height	25'	100'
	24' clear height	NA	60' - 40' - 60'
	18' clear height	NA	40' - 44' - 40'



Heights are approximate; field verification required by buyer

*Approximate bay width, to be field verified

BUILDING PHOTOS

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