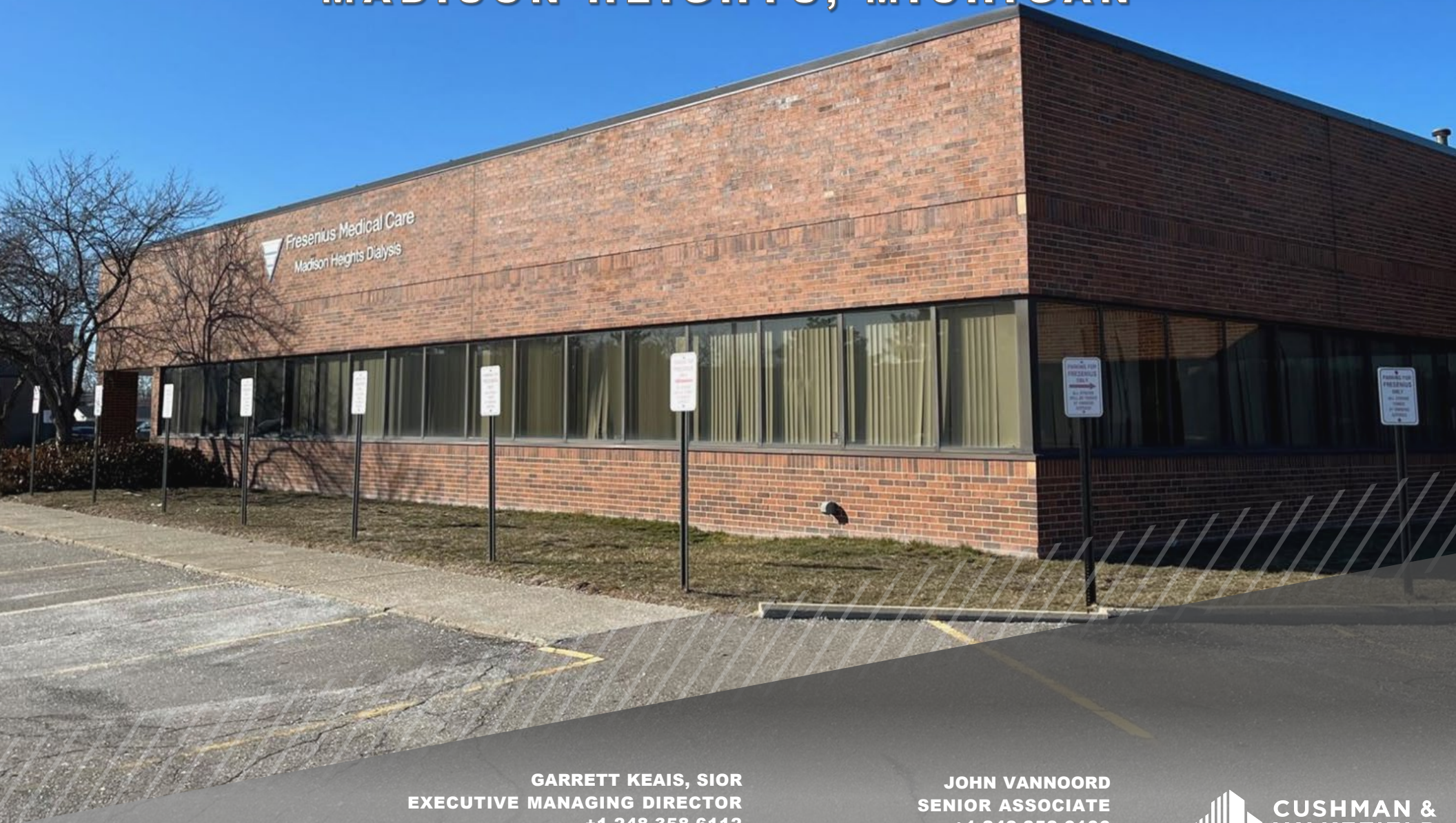


FOR SALE OR LEASE

25780-25790 COMMERCE DRIVE

MADISON HEIGHTS, MICHIGAN



Fresenius Medical Care
Madison Heights Dialysis

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**CUSHMAN &
WAKEFIELD**

PROPERTY INFORMATION

25780-25790 COMMERCE DRIVE

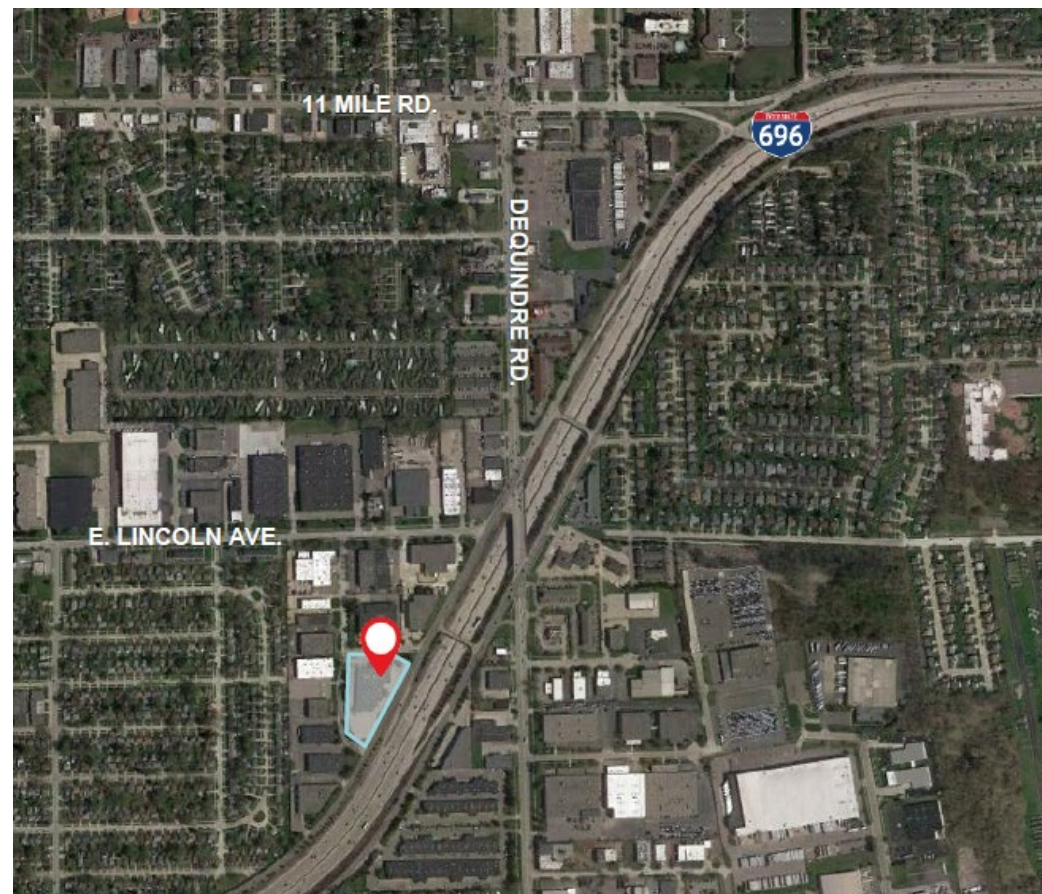
25,616 SF AVAILABLE

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

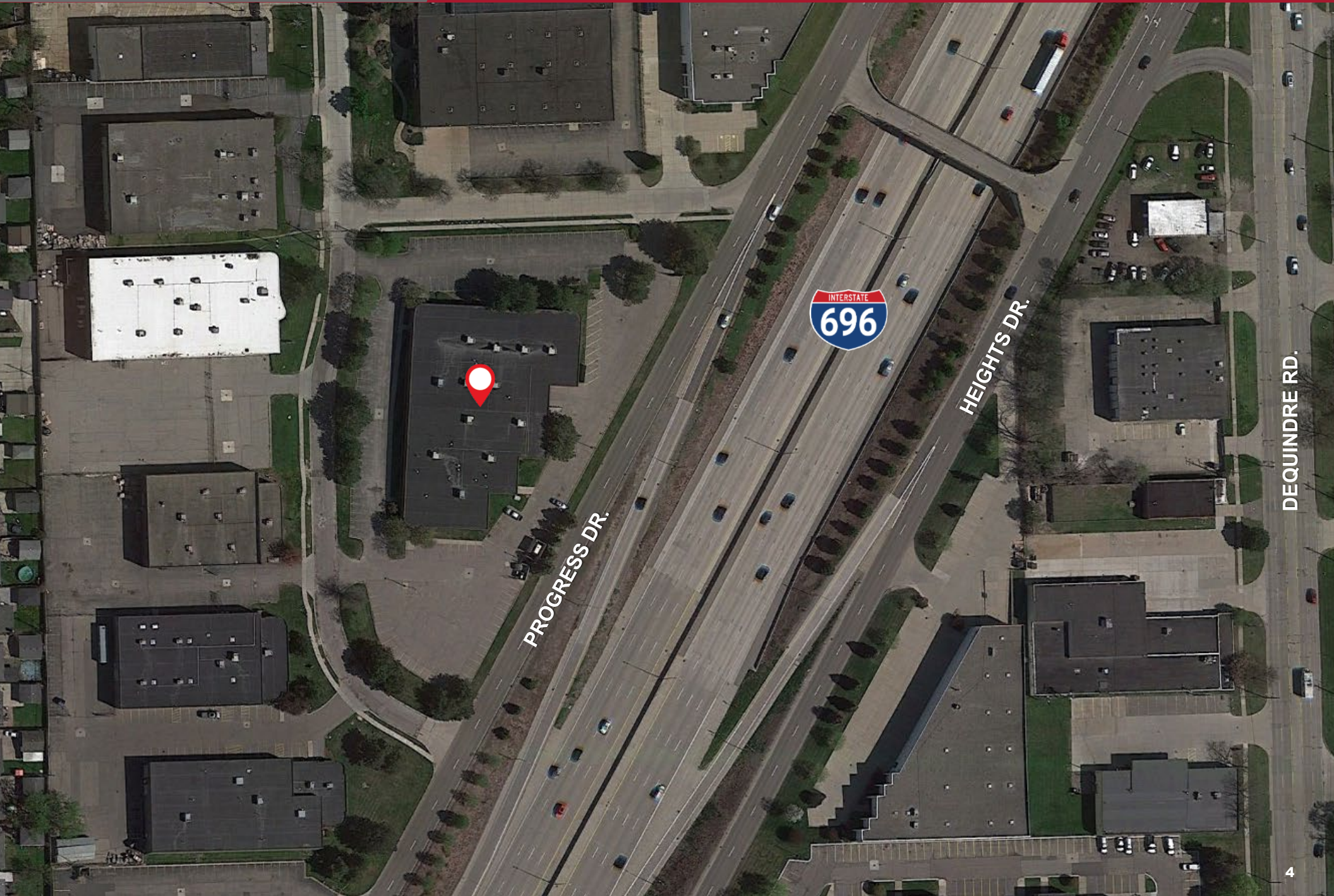


TRAFFIC COUNTS

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

BUILDING AERIAL

25780-25790 COMMERCE DRIVE



PHOTOS

25780-25790 COMMERCE DRIVE



25780-25790 COMMERCE DRIVE

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