EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

23943 INDUSTRIAL PARK DRIVE

23943 Industrial Park Drive, Farmington Hills, MI 48335



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 23943 Industrial Park Drive | Farmington Hills, MI 48335



PROPERTY OVERVIEW

5,000 SF block building for lease zoned I-1 (industrial)

OFFERING SUMMARY

Lease Rate:	$12.00 SF/yr (NNN)
Building Size:	5,000 SF
Year Built:	1970
Zoning:	I-1 - Industrial

PROPERTY HIGHLIGHTS

- 5,000sf Industrial for Lease
- Office/Warehouse - (1) 12' Overhead Door
- Great Logistics - Quick Access to M-5, i275 & i96
- Block Building with Glass Curtain Wall Front Entrance
- Dense Population: 19,000+ vpd = 10 Mile Rd, 34,000+ vpd = Grand River



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37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 23943 Industrial Park Drive | Farmington Hills, MI 48335

BUILDING INFORMATION

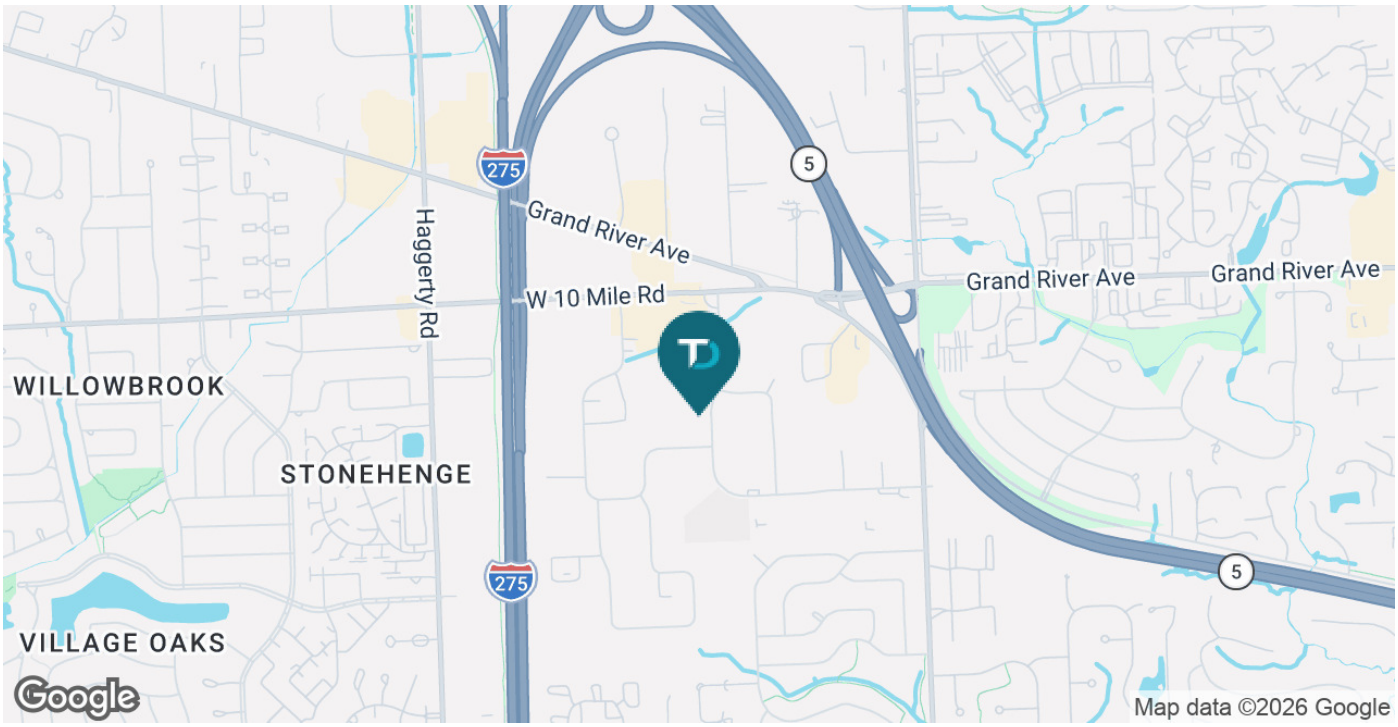
Building Size:	5,000 SF
Year Built:	1970
Number of Floors:	1
Utilities:	City Water & Sewer
Parking Spaces:	9
Parking Ratio:	1.8/1000 SF

PROPERTY INFORMATION

Lot Size:	0.69 Acres
Property Type:	Industrial
Property Subtype:	Flex Space
Taxes:	Summer 2023 - $4,430.12 Winter 2022 - $1,309.24
Zoning	I-1 - Industrial
2020 Traffic Count:	10 Mile Rd - 19,603 Halsted Rd - 8,758 Grand River Ave- 34,032
Legal Description:	Available Upon Request
APN:	23-30-201-011

LOCATION INFORMATION

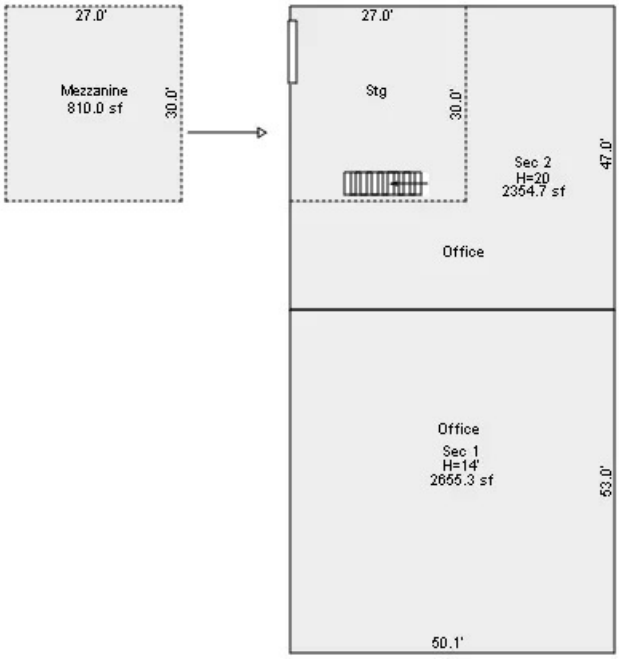
Located in Farmington Hills Industrial Park Drive - Quick Access to M-5, I275 & I96



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LEASE SPACES: 23943 Industrial Park Drive | Farmington Hills, MI 48335



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,000 SF	Lease Rate:	$12 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
23943	Available	5,000 SF	NNN	$12.00 SF/yr

ADDITIONAL PHOTOS: 23943 Industrial Park Drive | Farmington Hills, MI 48335











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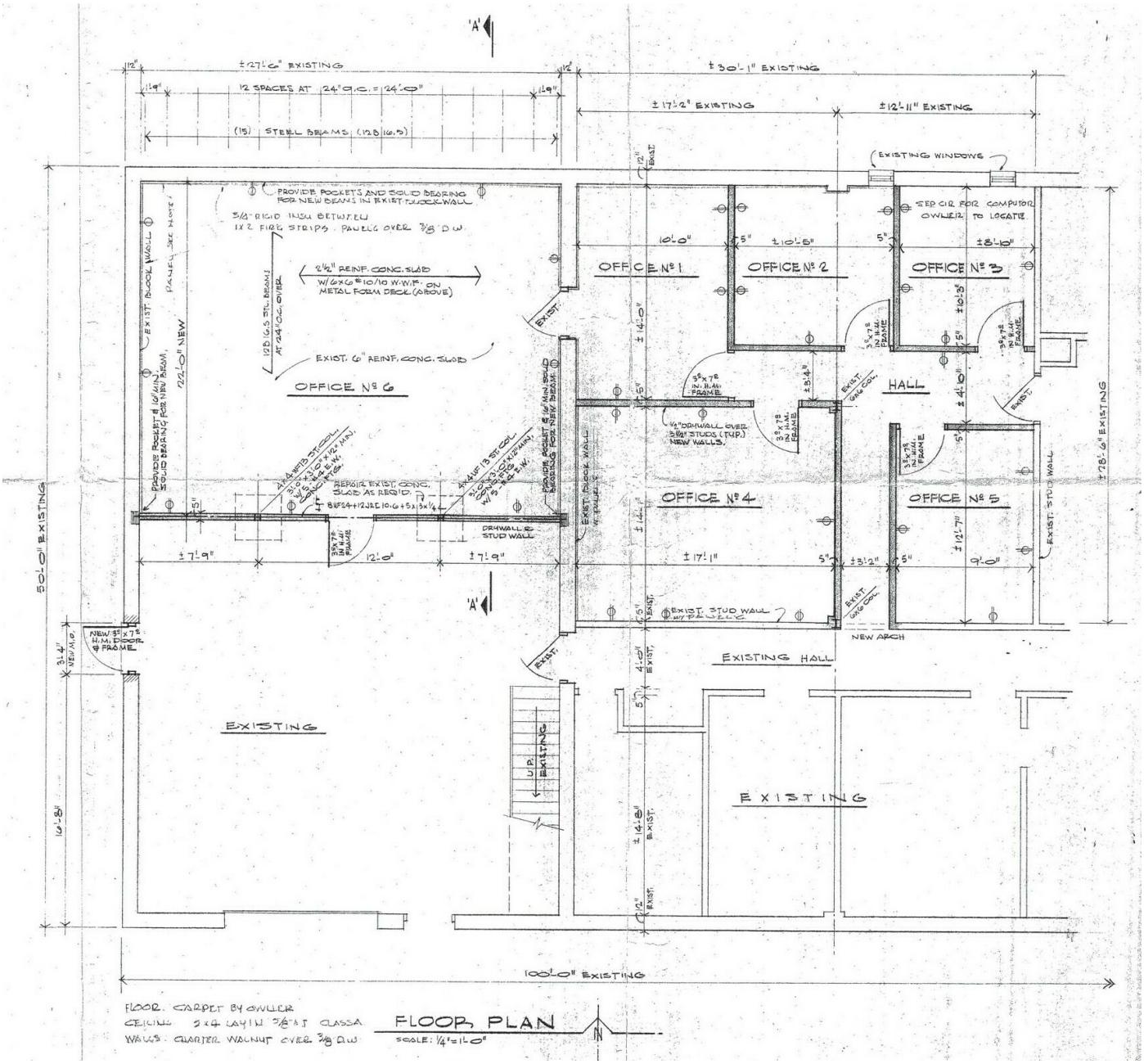




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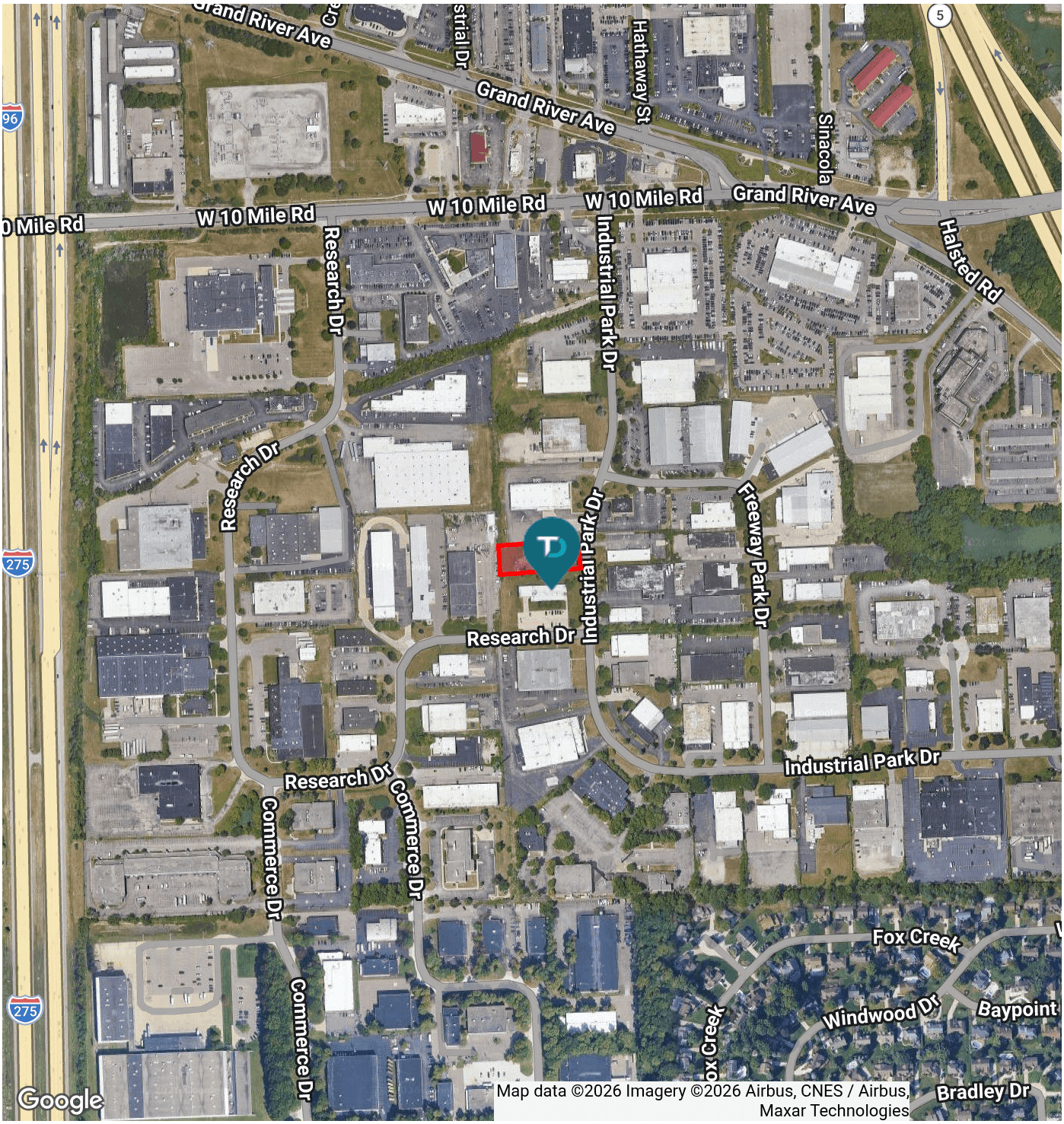
FLOOR PLAN: 23943 Industrial Park Drive | Farmington Hills, MI 48335



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AERIAL MAP: 23943 Industrial Park Drive | Farmington Hills, MI 48335



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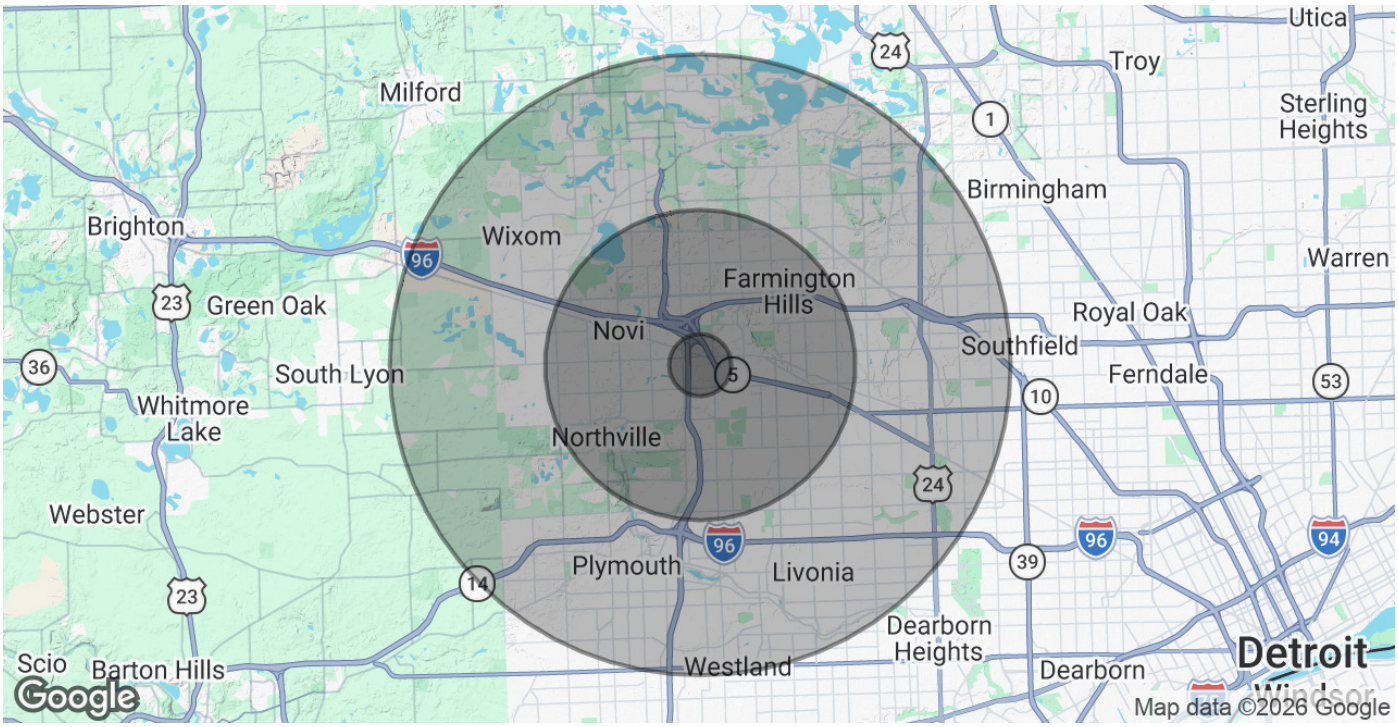
RETAILER MAP: 23943 Industrial Park Drive | Farmington Hills, MI 48335



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DEMOGRAPHICS MAP & REPORT: 23943 Industrial Park Drive | Farmington Hills, MI 48335



POPULATION	**1 MILE**	**5 MILES**	**10 MILES**
Total Population	9,158	188,136	668,964
Average Age	40.0	45.4	43.3
Average Age (Male)	37.0	43.6	41.7
Average Age (Female)	44.2	46.9	44.3

HOUSEHOLDS & INCOME	**1 MILE**	**5 MILES**	**10 MILES**
Total Households	4,561	83,512	292,808
# of Persons per HH	2.0	2.3	2.3
Average HH Income	$102,257	$113,338	$99,883
Average House Value	$187,173	$265,594	$239,130

2020 American Community Survey (ACS)