EST. 1978

THOMAS DUKE

COMMERCIAL REAL ESTATE

29870 JOHN R

Madison Heights, MI 48071

FOR SALE/LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 29870 John R | Madison Heights, MI 48071

PROPERTY OVERVIEW

This adaptable industrial building is well-suited for manufacturing, warehousing, or distribution, with flexible space that supports a range of operations. A recent MUI-1 zoning change now allows for expanded commercial uses—including office, retail, or multifamily—unlocking new long-term potential.

OFFERING SUMMARY

Sale Price:	Contact Broker
Lease Rate:	$8.50/SF, NNN
Building Size:	14,400 SF
Available SF:	14,400 SF
Year Built:	1978
Zoning:	MUI-1 Mixed Use/Innovation

PROPERTY HIGHLIGHTS

- Land Contract terms available
- (1) Truck well & (1) 12' x 14' grade level door
- 5-ton crane
- 18' clear; 14' under hook
- Easement w/ neighbor for drive-around capability

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

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

BUILDING/PROPERTY INFORMATION: 29870 John R | Madison Heights, MI 48071

BUILDING INFORMATION

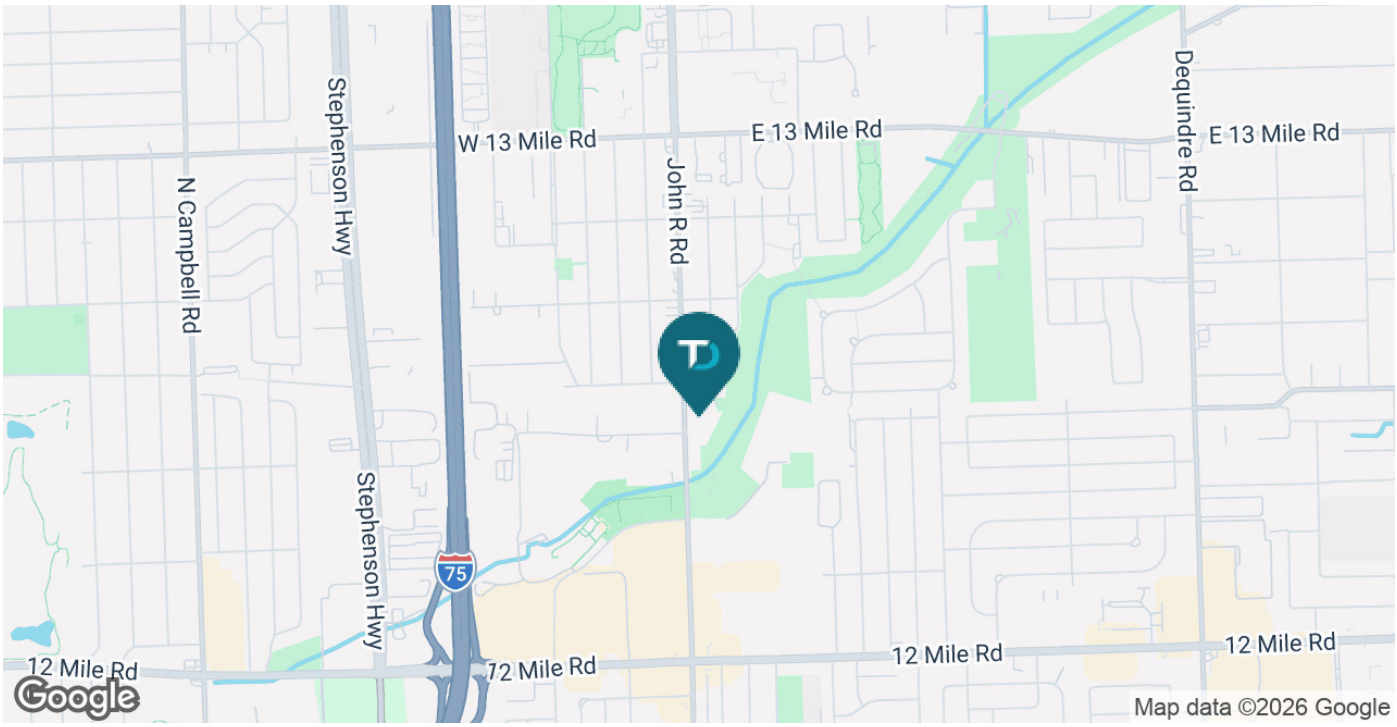
SALE PRICE:	Contact Broker
LEASE RATE:	$8.50/SF, NNN
Building Size:	14,400 SF
Available Space:	14,400 SF (Available Fall 2025)
Year Built:	1978
Number of Floors:	1
Parking Spaces:	24

PROPERTY INFORMATION

Property Type:	Industrial/Flex
2024 Taxes:	$11,464.37
Zoning	MUI-1 Mixed Use/Innovation
Utilities:	Municipal Water & Sanitary Sewer
2025 Traffic Count:	John R = 25,763 VPD
Legal Description:	Available upon request.
APN:	25-12-301-013

LOCATION INFORMATION

Situated on 90ft of frontage along John R off the 12 Mile exit just north of Red Oaks Golf Course.



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ADDITIONAL PHOTOS: 29870 John R | Madison Heights, MI 48071

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

AERIAL MAP: 29870 John R | Madison Heights, MI 48071

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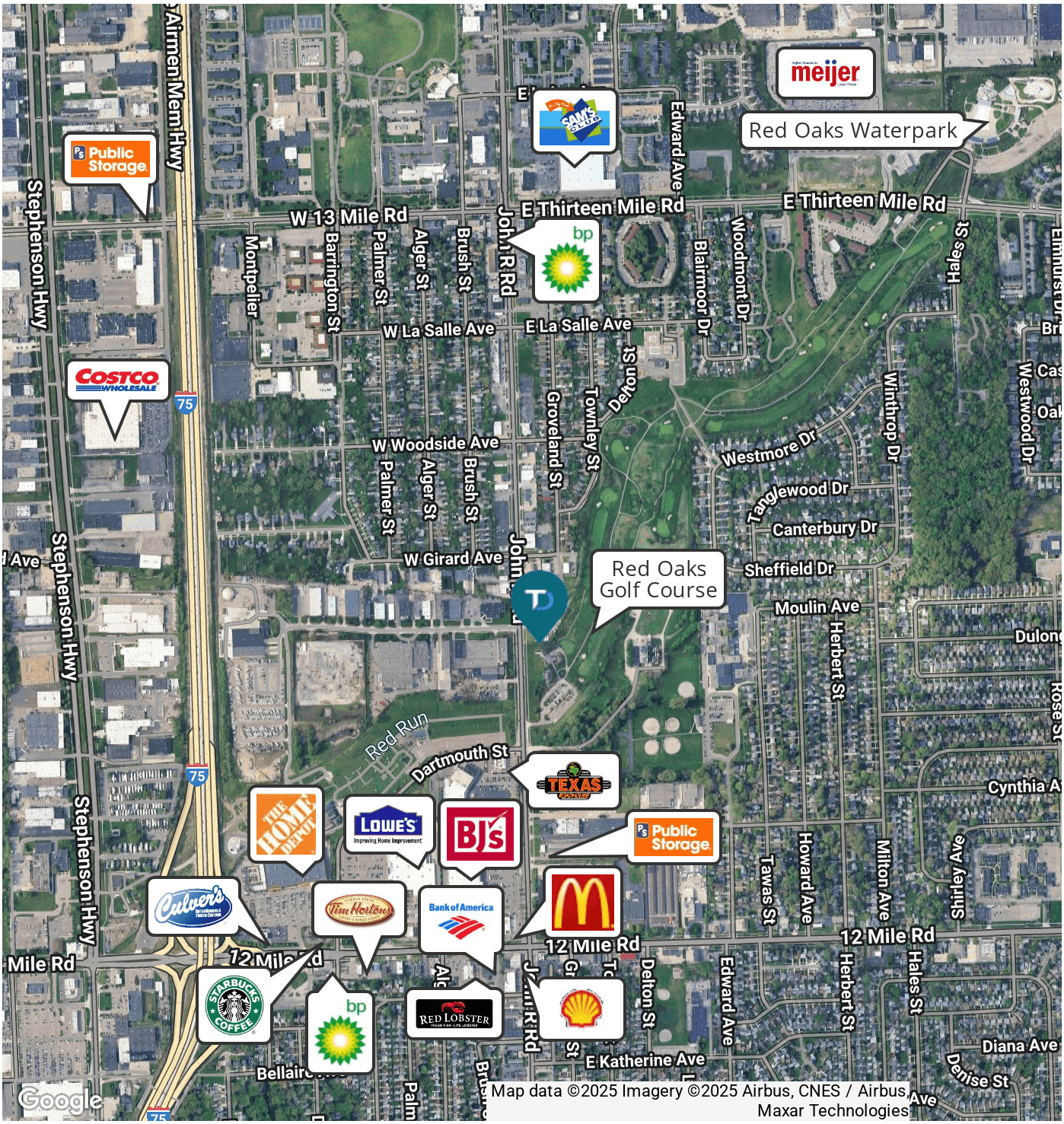
RETAILER MAP: 29870 John R | Madison Heights, MI 48071



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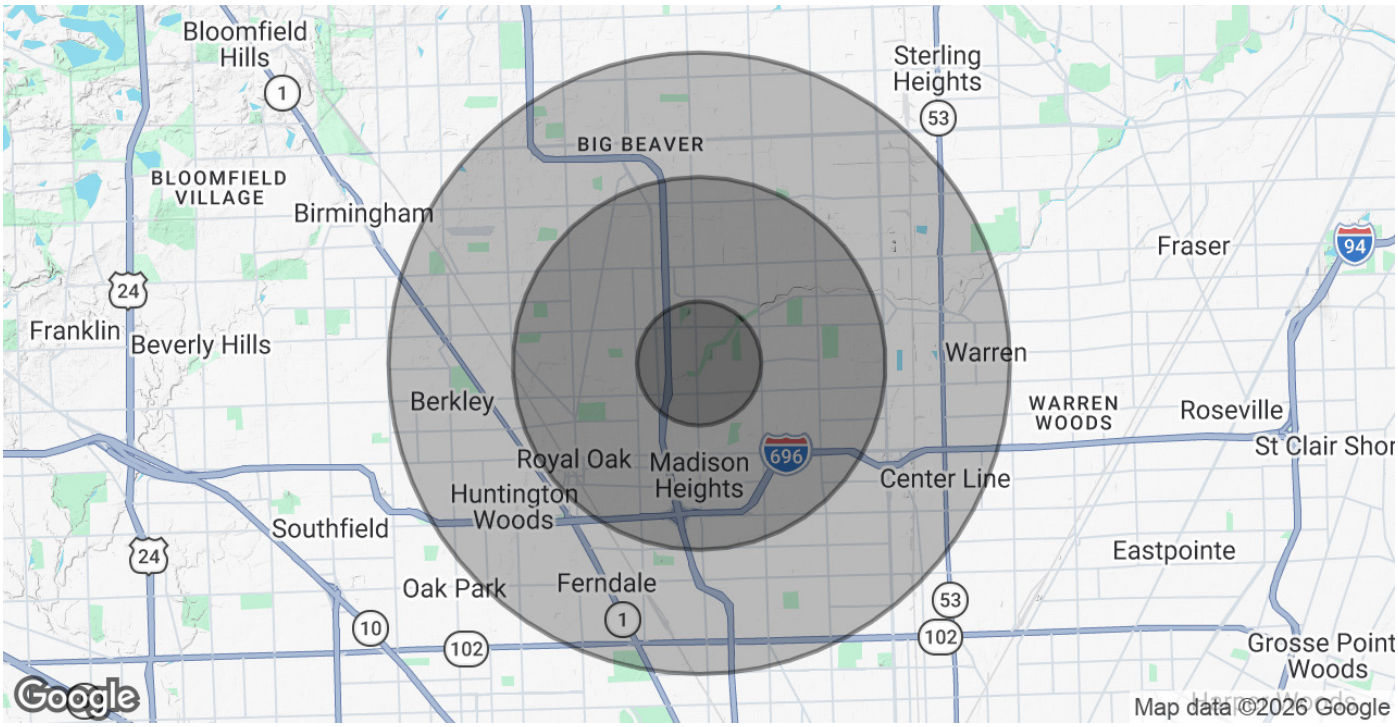
DEMOGRAPHICS MAP & REPORT: 29870 John R | Madison Heights, MI 48071



POPULATION	**1 MILE**	**3 MILES**	**5 MILES**
Total Population	12,401	119,432	339,098
Average Age	42	42	41
Average Age (Male)	41	41	40
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Total Households	5,594	54,698	149,377
# of Persons per HH	2.2	2.2	2.3
Average HH Income	$85,902	$97,431	$98,759
Average House Value	$224,550	$270,743	$273,619

2020 American Community Survey (ACS)

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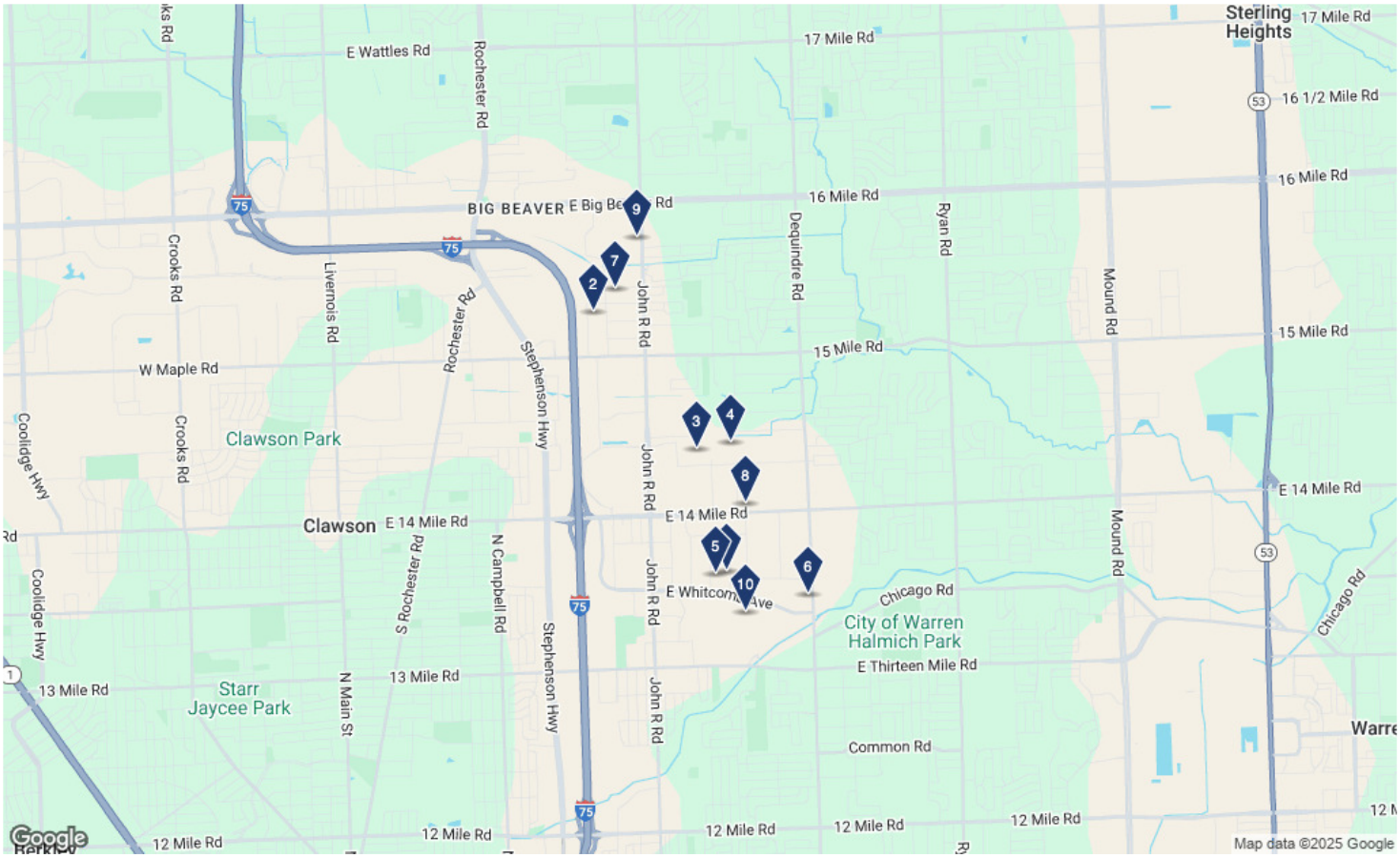
Sale Comps Map & List Report



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	$672,500	$1,379,450	$1,037,500	$2,750,000
Sale Price Per SF	$90	$111	$103	$147
Cap Rate	-	-	-	-
Sale Price Per AC	$870,536	$1,375,598	$1,553,207	$1,966,102

Property Attributes	Low	Average	Median	High
Building SF	5,856 SF	12,419 SF	9,313 SF	28,995 SF
Year Built	1969	1978	1979	1986
% Leased At Sale	0.0%	72.2%	100%	100%
Star Rating	★★☆☆☆ 2	★★☆☆☆ 2	★★☆☆☆ 2	★★☆☆☆ 2

Summary Statistics exclude For Sale and Under Contract listings

Sale Comps List

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1	32059 Milton Ave Madison Heights, MI 48071	Warehouse ★★☆☆☆	1978/1993	10,613 SF	10/10/2024	$960,000 ($90.46/SF)	-

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Sale Comps List (Continued)

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
2	TM Shea Products 1950 Austin Dr Troy, MI 48083	Warehouse ★★☆☆☆	1986/2011	28,995 SF (100%)	3/25/2025	$2,750,000 ($94.84/SF)	-
3	Robbins Executive Park East 552 Robbins Dr Troy, MI 48083	Warehouse ★★☆☆☆	1976	8,739 SF (100%)	9/3/2024	$840,000 ($96.12/SF)	-
4	Robbins Industrial Park 629-631 Minnesota Dr Troy, MI 48083	Warehouse ★★☆☆☆	1972	6,800 SF (50.0%)	11/25/2024	$672,500 ($98.90/SF)	-
5	32096 Howard Ave Madison Heights, MI 48071	Warehouse ★★☆☆☆	1976	9,888 SF (100%)	10/24/2024	$1,000,000 ($101.13/SF)	-
6	31691 Dequindre Rd Madison Heights, MI 48071	Warehouse ★★☆☆☆	1969/2018	18,603 SF (0%)	5/1/2025	$1,950,000 ($104.82/SF)	-
7	1830 Brinston Dr Troy, MI 48083	Manufacturing ★★☆☆☆	1979	5,856 SF (0%)	11/11/2024	$717,000 ($122.44/SF)	-
8	1237 E 14 Mile Rd Troy, MI 48083	Warehouse ★★☆☆☆	1986	8,471 SF (100%)	12/19/2024	$1,075,000 ($126.90/SF)	-
9	2691 John R Rd Troy, MI 48083	Warehouse ★★☆☆☆	1981	8,060 SF (100%)	8/14/2024	$1,160,000 ($143.92/SF)	-
10	31800 Sherman Ave Madison Heights, MI 48071	Warehouse ★★☆☆☆	1980	18,168 SF (100%)	5/5/2025	$2,670,000 ($146.96/SF)	-

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1 32059 Milton Ave
Madison Heights, MI 48071 (Oakland County) - Troy Area East Submarket

★★☆☆☆ Warehouse

Sold	10/10/2024	Land Area	0.60 AC/26,136 SF
Sale Price	$960,000 ($90.46/SF)	Sale Comp Status	Research Complete
RBA	10,613 SF	Sale Comp ID	6917681
Price Status	Confirmed	Parcel Numbers	25-01-183-018
Built/Renovated	1978/1993	Sale Conditions	High Vacancy Property

2 1950 Austin Dr - TM Shea Products
Troy, MI 48083 (Oakland County) - Troy Area East Submarket

★★☆☆☆ Warehouse

Sold	3/25/2025	Land Area	1.69 AC/73,529 SF
Sale Price	$2,750,000 ($94.84/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	28,995 SF (100%)	Sale Comp ID	7121423
Price Status	Confirmed	Parcel Numbers	20-26-451-031
Built/Renovated	1986/2011		

3 552 Robbins Dr - Robbins Executive Park East
Troy, MI 48083 (Oakland County) - Troy Area East Submarket

★★☆☆☆ Warehouse

Sold	9/3/2024	Land Area	0.69 AC/30,056 SF
Sale Price	$840,000 ($96.12/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	8,739 SF (100%)	Sale Comp ID	6859788
Price Status	Full Value	Parcel Numbers	20-36-326-044
Built	1976		

4 629-631 Minnesota Dr - Robbins Industrial Park
Troy, MI 48083 (Oakland County) - Troy Area East Submarket

★★☆☆☆ Warehouse

Sold	11/25/2024	Land Area	0.66 AC/28,750 SF
Sale Price	$672,500 ($98.90/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	6,800 SF (50.0%)	Sale Comp ID	6973434
Price Status	Confirmed	Parcel Numbers	20-36-401-029
Built	1972		

5 32096 Howard Ave
Madison Heights, MI 48071 (Oakland County) - Troy Area East Submarket

★★☆☆☆ Warehouse

Sold	10/24/2024	Land Area	0.83 AC/36,155 SF
Sale Price	$1,000,000 ($101.13/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	9,888 SF (100%)	Sale Comp ID	6921354
Price Status	Confirmed	Parcel Numbers	25-01-182-011
Built	1976		

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6 31691 Dequindre Rd
Madison Heights, MI 48071 (Oakland County) - Troy Area East Submarket

★★☆☆☆ Warehouse

Sold	5/1/2025	Land Area	2.24 AC/97,574 SF
Sale Price	$1,950,000 ($104.82/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	18,603 SF (0%)	Sale Comp ID	7151497
Price Status	Confirmed	Parcel Numbers	25-01-426-028
Built/Renovated	1969/2018	Sale Conditions	High Vacancy Property

7 1830 Brinston Dr
Troy, MI 48083 (Oakland County) - Troy Area East Submarket

★★☆☆☆ Manufacturing

Sold	11/11/2024	Land Area	0.47 AC/20,473 SF
Sale Price	$717,000 ($122.44/SF)	Sale Comp Status	Public Record
RBA (% Leased)	5,856 SF (0%)	Sale Comp ID	6939135
Built	1979		

8 1237 E 14 Mile Rd
Troy, MI 48083 (Oakland County) - Troy Area East Submarket

★★☆☆☆ Warehouse

Sold	12/19/2024	Land Area	0.68 AC/29,621 SF
Sale Price	$1,075,000 ($126.90/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	8,471 SF (100%)	Sale Comp ID	7024120
Price Status	Full Value	Parcel Numbers	20-36-451-019
Built	1986		

9 2691 John R Rd
Troy, MI 48083 (Oakland County) - Troy Area East Submarket

★★☆☆☆ Warehouse

Sold	8/14/2024	Land Area	0.59 AC/25,700 SF
Sale Price	$1,160,000 ($143.92/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	8,060 SF (100%)	Sale Comp ID	6848718
Price Status	Confirmed	Parcel Numbers	20-26-200-011
Built	1981		

10 31800 Sherman Ave
Madison Heights, MI 48071 (Oakland County) - Troy Area East Submarket

★★☆☆☆ Warehouse

Sold	5/5/2025	Land Area	1.58 AC/68,825 SF
Sale Price	$2,670,000 ($146.96/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	18,168 SF (100%)	Sale Comp ID	7180220
Price Status	Full Value	Parcel Numbers	25-01-428-011
Built	1980		

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Section 3.20 MUI-1 Mixed Use Innovation

PREAMBLE		
The Mixed-Use Innovation-1 (MUI-1) District is established to promote the reuse of older, character giving structures that may no longer be suitable for their original purposes. The MUI-1 district is intended to provide for an eclectic mix of uses reflective of long-established development patterns at a pedestrian scale, including the adaptive reuse of existing, smaller industrial spaces into new commercial, residential, artisan industrial, and mixed-use projects. The MUI-1 district supports a variety of residential, commercial, and light industrial uses that are compatible with surrounding neighborhoods, and accounts for the appropriate mitigation of other potential adverse impacts on adjacent residential uses.		
PERMITTED USES	**SPECIAL LAND USES**	**ACCESSORY USES**
• Artisan Manufacturing/Makerspace • Artist Studio • Banquet/Assembly/Meeting Halls (less than 75 persons *7.03(5)* • Bars and Taprooms • Child Family Day Care Homes *7.03(7)* • Contractor's Office *7.03(9)* • Essential Public Utility Services • Financial Institutions • Foster Care Family Homes *7.03(14)* • General Retail, Small to Mid-Format (up to 30,000 sq. ft.) • General Warehouse and Distribution • Government Office Building/Courthouse/Public Police and Fire Services • Home Improvement Centers and Garden Centers, Small to Mid-Format (up to 30,000 sq. ft.) *7.03(17)* • Incubator Kitchen or Catering Facility • Incubator Workspaces • Indoor Recreational Business *7.03(21)* • Institutions of Higher Learning • Light Industrial, Assembly, Repair and Manufacturing • Live/Work *7.03(23)* • Medical Marihuana Caregivers (Primary Caregiver Marihuana Grow Overlay District only) *7.03(24)* • Medical Marihuana and Adult Use Marihuana Safety Compliance Facility *7.03(25)* • Medical Office • Microbreweries, Wineries and Distilleries • Personal Service Establishments • Pharmacy • Post Office • Professional Office • Public Library, Museum, Art Center, Community Center • Public Parks	• Auto Repair and Service (Major) *7.03(2)* • Auto Repair and Service (Minor) *7.03(2)* • Auto Sales (New and Used) and Rental *7.03(3)* • Banquet/Assembly/Meeting Halls (greater than 75 persons) *7.03(5)* • Business or Trade Schools • Child Group Day Care Homes *7.03(7)* • Child/Adult Day Care Center and Preschools *7.03(6)* • Drive-Through Facilities *7.03(11)* • Foster Care Group Homes *7.03(14)* • General Retail, Large-Format (>30,000 sq. ft.) • Home Improvement Centers and Garden Centers, Large Format (> 30,000 sq. ft.) *7.03(17)* • Home Occupation, Major *7.03(18)* • Hotels and Lodging Facilities *7.03(20)* • Indoor Recreational Business *7.03(21)* • Industrial Tool and Equipment Sales, Rental, Service, Storage and Distribution • K-12 Schools, Public or Private • Mobile Food Court (Principal Use) *7.03(27)* • Parking as a Principal Use *7.03(34)* • Religious Institutions, Private Clubs, and Lodges (greater than 75 persons) *7.03(39)* • Tobacco/Smoke Shop or Smoke Lounge *7.03(44)* • Wholesale Sales/Retail	• Accessory Buildings, Structures and Uses *Section 8.03* • Drive-Through Facilities *7.03(11)* • Home Occupation, Major *7.03(18)* • Home Occupation, Minor *7.03(18)* • Mobile Food Site (Accessory Use) *7.03(28)* • Outdoor Dining and Seating *7.03(31)* • Outdoor Sales and Display *7.03(33)*

• Religious Institutions, Private Clubs, and Lodges (less than 75 persons) *7.03(39)* • Research, Development and Testing Facilities • Residential/Commercial Mixed-Use *7.02(2)* • Restaurant • Temporary Buildings and Uses *7.03(43)* • Theater • Townhomes, Attached One-Family Dwellings *7.03(45)* • Tutoring and Instructional Services • Veterinary Clinic or Animal Grooming *7.03(46)*		

The above list is a summary of Principal Permitted Uses, Special Land Uses, and Accessory Uses in the district. Uses provided with a section reference indicates uses that have specific use standards. Refer to *Article 2* for definitions of uses.

DIMENSION REGULATIONS			
Lot Standards		**Minimum Setbacks**	
Min. Lot Area	—	Front Yard	Minimum: 0 ft. Maximum: 10 ft.
Min. Lot Width	—	Side Yard (interior)	0 ft (where sharing party wall); 5 ft. otherwise
Max. Lot Coverage	—	Side Yard (street)	Minimum: 5 ft.
Max. Building Height (ft.)	45 ft.	Rear Yard	5 ft. (alley-loaded); 15 ft. otherwise
Max. Building Height (stories)	4		

1. **Footnotes to Dimensional Regulations.** The following supplemental standards apply to the MUI-2 dimensional regulations:

   A. Any portion of a building within twenty (20) feet of a residentially-zoned property shall not exceed twenty-five (25) feet in height. Each additional story above twenty-five (25) feet (up to fifteen (15) feet in height per story) shall be further stepped back a distance of ten (10) feet from this setback line.

   B. Townhome structures are further subject to the dimensional standards of *Section 7.03(45).* Where the dimensional/design standards of the MUI-1 district and the use-specific standards for townhomes conflict, the use-specific standards for townhomes shall take precedence.

   C. Rear yard setbacks may be reduced to 10 feet where alley loaded, or adjacent to E. Heights Street or the I-696 service drive, with the exception of footnote A above.

2. **Design Standards.** The following design standards apply to buildings and sites within the MUI-1 districts.

   A. **Façade Design.**

      (1) Large expanses of highly reflective wall surface material, including mirrored glass on exterior walls, are prohibited.

      (2) Buildings with façades over 150 feet in length must incorporate wall projections or recesses, or changes in wall plane a minimum of 4 inches in depth a maximum of every 25 linear feet.

      (3) The ground floor of the front façade must maintain a minimum transparency of 30%, measured between 2 and 10 feet in height from grade.

      (4) Portions of the front façade at second floor or higher must maintain a minimum transparency of 15% of the wall area on each story.

(5) Only the following principal exterior wall building materials shall be permitted:

(a) Rock face block, natural finish.

(b) Solid brick or brick veneer.

(c) Portland Cement Stucco, natural finish.

(d) Decorative metal siding (up to 20% of total wall area)

(e) Finished Concrete (up to 20% of total wall area).

(f) Steel or painted wood windows and storefronts.

(g) Cedar lap siding and shingles, painted or stained.

(h) Painted wood trim.

(i) Limestone and terra cotta for decorative elements and trim

(j) Other principal materials which, at the determination of the Planning and Zoning Administrator, are compatible and consistent with the aforementioned materials in both appearance and quality.

B. **Roof Design (flat roofs).**

(1) Green roof, blue roof, and white roof designs are encouraged.

(2) Reflective roof surfaces that produce glare are prohibited, except for solar panels or white roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.

C. **Entrance Design.**

(1) Public entrances and primary building elevations must be oriented toward public streets or private streets. Main entrances to the building must be well defined.

D. **Site Design.** Parking areas shall be placed in the interior side yard or rear yard, per Section 10.01.