EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

100 TRANSFER DRIVE

100 Transfer Drive, Highland, MI 48357



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

MARK SCHAFER

Vice President

mschafer@thomasduke.com

OFFERING SUMMARY: 100 Transfer Drive | Highland, MI 48357



PROPERTY OVERVIEW

This premier industrial manufacturing facility offers approximately 102,000 square feet of versatile space situated on 10 + acres in Highland Township, Michigan. Zoned IM Industrial Manufacturing, the property combines extensive production capacity with functional office space and modern utility upgrades, making it ideal for a wide range of industrial operations.

OFFERING SUMMARY

Sale Price:	$10,200,000
Total Size:	102,387 SF
Price / SF:	$99.62
Year Built:	2018/1998/1981
Renovated:	2018
Zoning:	IM - Industrial Manufacturing

PROPERTY HIGHLIGHTS

- Flexible layout supporting heavy manufacturing, assembly, or distribution.
- Significant crane capacity for material handling.
- Modern lighting and heating systems designed for efficiency and low operating costs.
- Ample truck loading, staging, and exterior storage areas.
- Located withing Highland Township's established industrial corridor with excellent access to regional highways.
- 6,500 kVA of power on site with potential capacity of 7,500 A at 480 V capacity, bus duct throughout compressor lines.

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.

Thomas Duke Company | 248.476.3700

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

PROPERTY DETAILS: 100 Transfer Drive | Highland, MI 48357

Sale Price	**$10,200,000**
Total Size	**102,387 SF**

LOCATION INFORMATION

Street Address	100 Transfer Drive
City, State, Zip	Highland, MI 48357
County	Oakland

SOUTHERN PRODUCTION INFORMATION

Office Area & Lavatories	±5,852 SF
Production Space	±40,722 SF
Bay Size	Three (3) 50' Span
Cranes	One (1) 20-ton crane and three (3) 5-ton cranes
Overhead Doors	Four (4) grade-level doors
Truck Wells	Four (4) truck wells with dock seals, and levelers
Heat	Radiant Heat
Lighting	LED and fluorescent lighting
Ceiling Height	28 ft
Number of Floors	1
Year Built	2018/1998/1981
Building Type	Industrial/Manufacturing

PROPERTY INFORMATION

Property Type	Industrial
Zoning	IM - Industrial Manufacturing
Taxes	Summer 2026 $51,018.44 Winter 2024 $12,502.62
APN #	H-11-15-351-011
Taxes	Summer 2025 $29,489.01 Winter 2024 - $6,432.28 (Part of Tax Abatement)
APN #	IN-18-100-192

PARKING & TRANSPORTATION

Parking Spaces	75
Traffic Counts	Milford Rd - 11,573 VPD Wardlow Rd - 3,934 VPD

NORTH PRODUCTION INFORMATION

Production Space	±55,135 SF
Bay Size	Three (3); 62', 50', 62' Span
Cranes	One (1) 5-ton crane
Overhead Doors	Three (3) grade-level doors
Truck Wells	Four (4) truck wells with dock seals, and levelers
Heat	High-Efficiency Cambridge High-Velocity heating units
Lighting	LEDs with motion sensors
Ceiling Height	30 ft
Number of Floors	1
Year Built	2018
Building Type	Industrial/Manufacturing

Thomas Duke Company | 248.476.3700

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

EXTERIOR PHOTOS: 100 Transfer Drive | Highland, MI 48357





EXTERIOR PHOTOS: 100 Transfer Drive | Highland, MI 48357







Thomas Duke Company | 248.476.3700

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

INTERIOR PHOTOS: 100 Transfer Drive | Highland, MI 48357









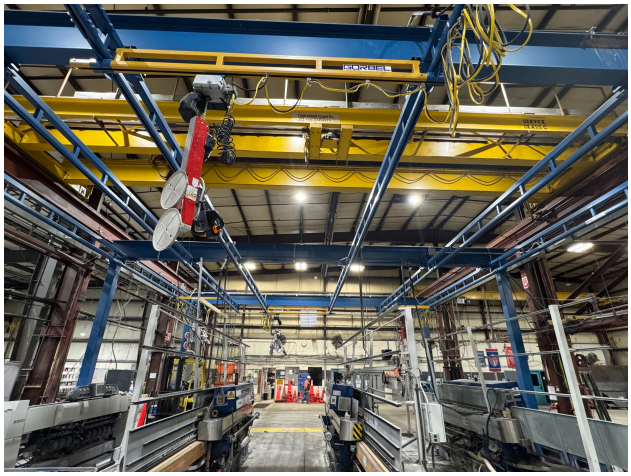
INTERIOR PHOTOS: 100 Transfer Drive | Highland, MI 48357



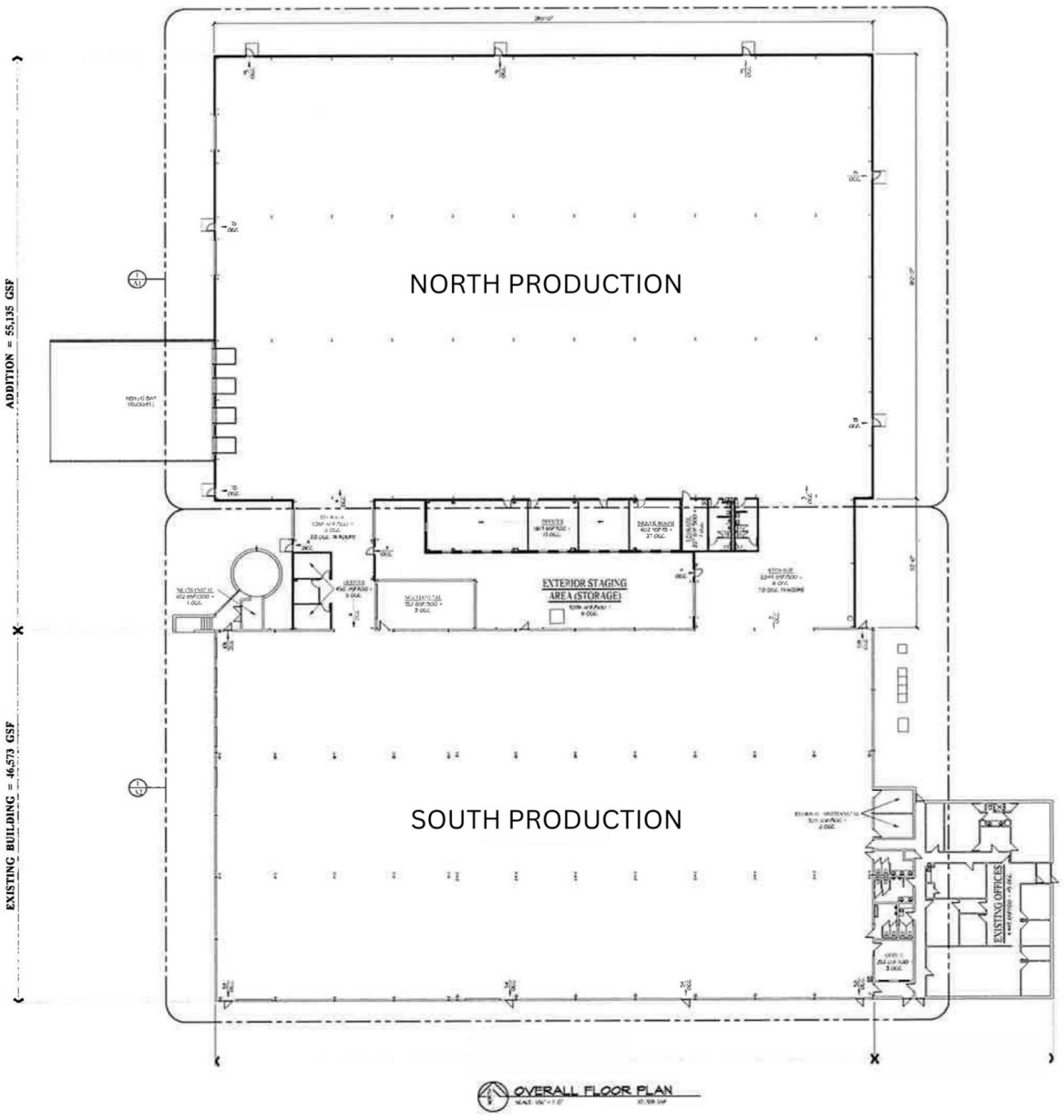








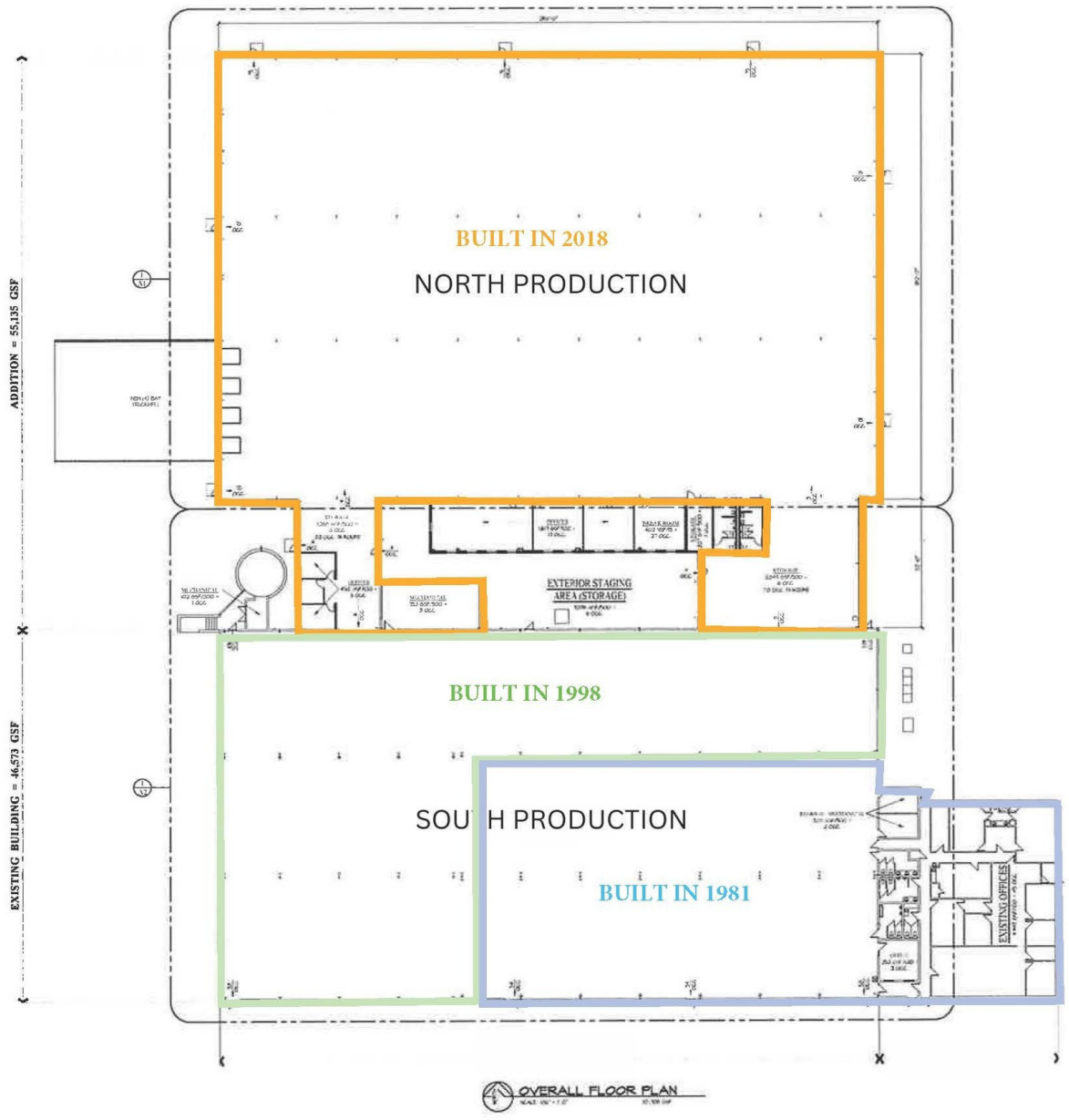
FLOOR PLAN: 100 Transfer Drive | Highland, MI 48357



Thomas Duke Company | 248.476.3700

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

YEAR BUILT SKETCH: 100 Transfer Drive | Highland, MI 48357



Thomas Duke Company | 248.476.3700

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

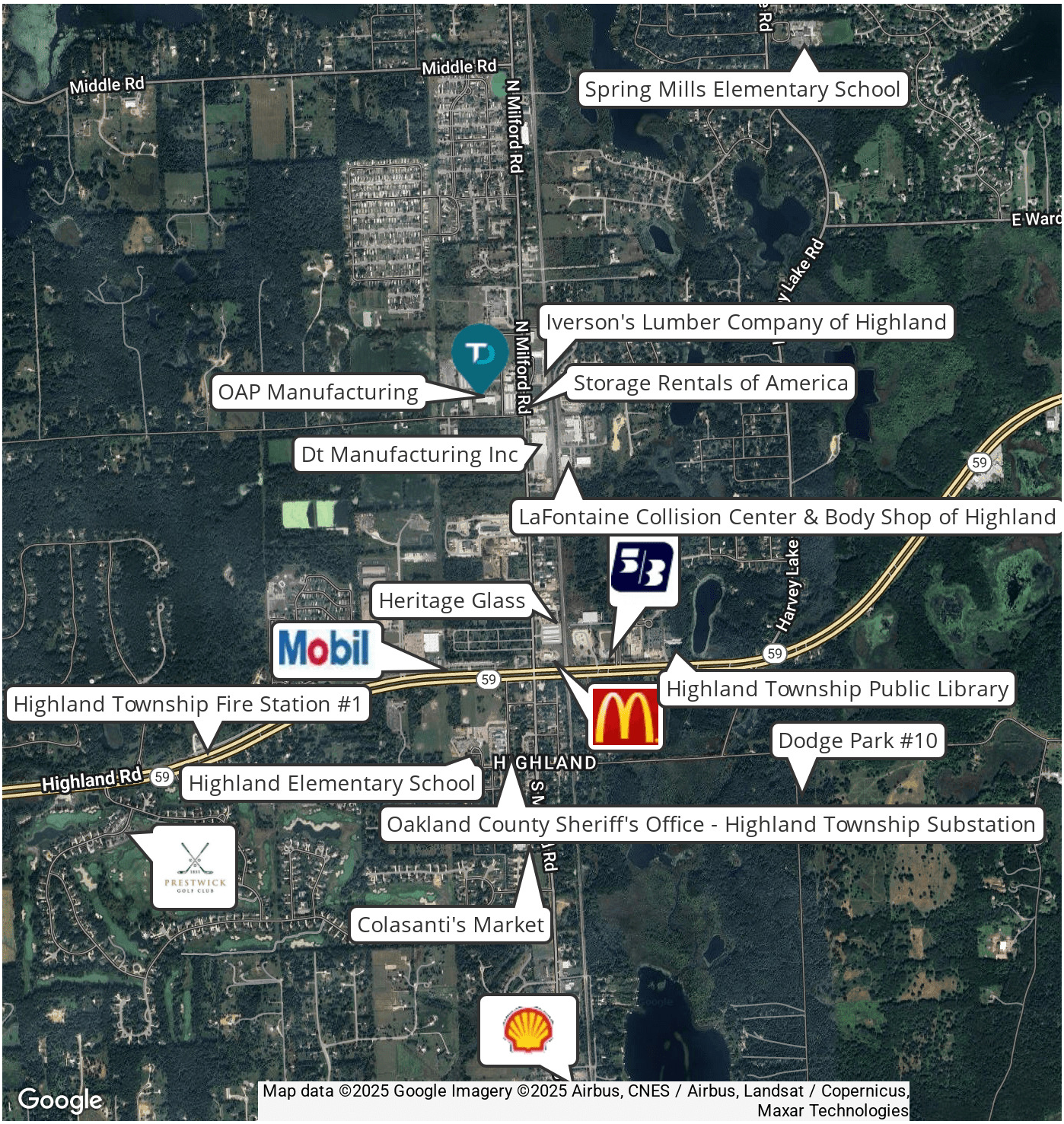
PARCEL MAP: 100 Transfer Drive | Highland, MI 48357



Thomas Duke Company | 248.476.3700

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

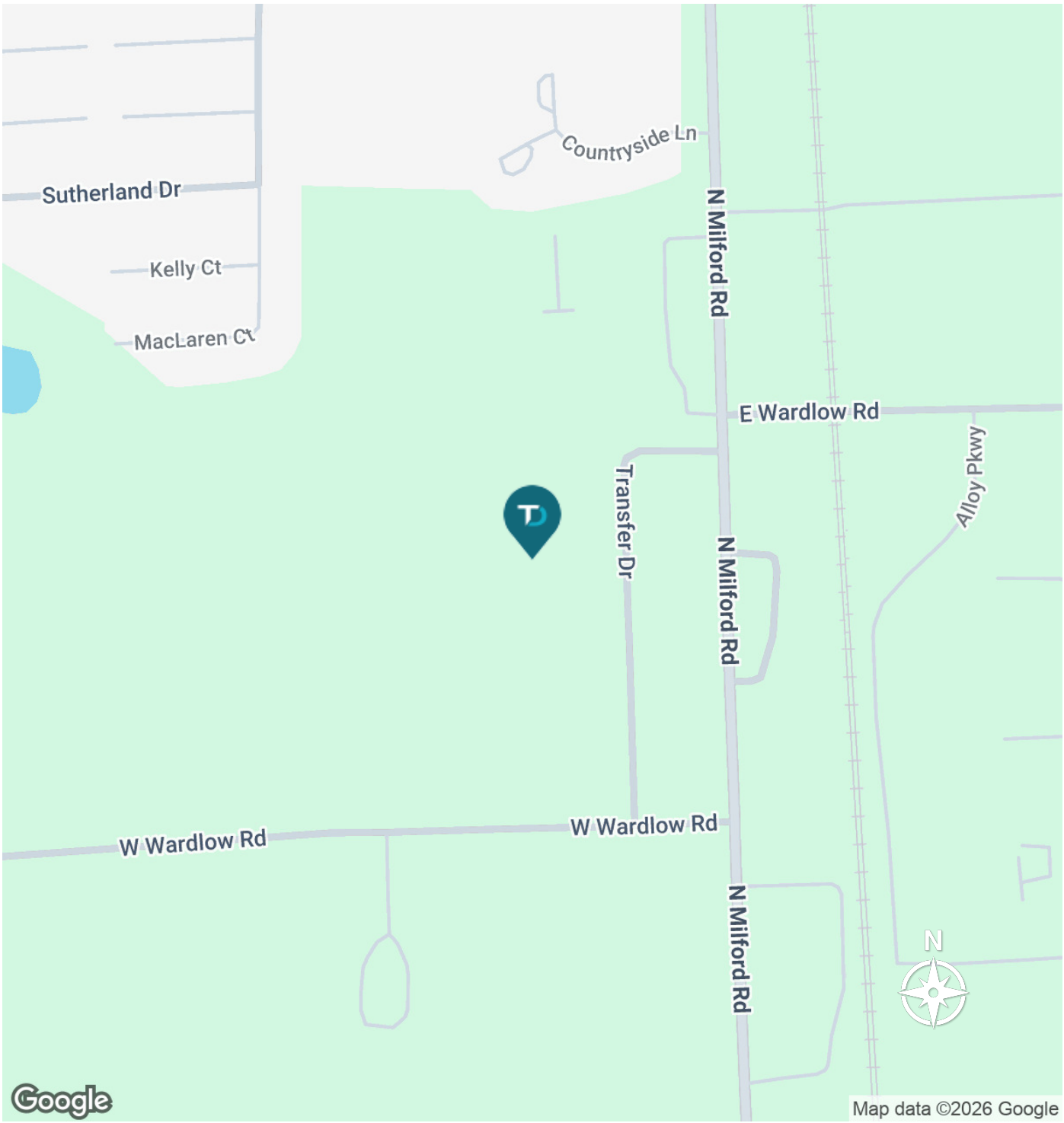
RETAILER MAP: 100 Transfer Drive | Highland, MI 48357



Thomas Duke Company | 248.476.3700

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

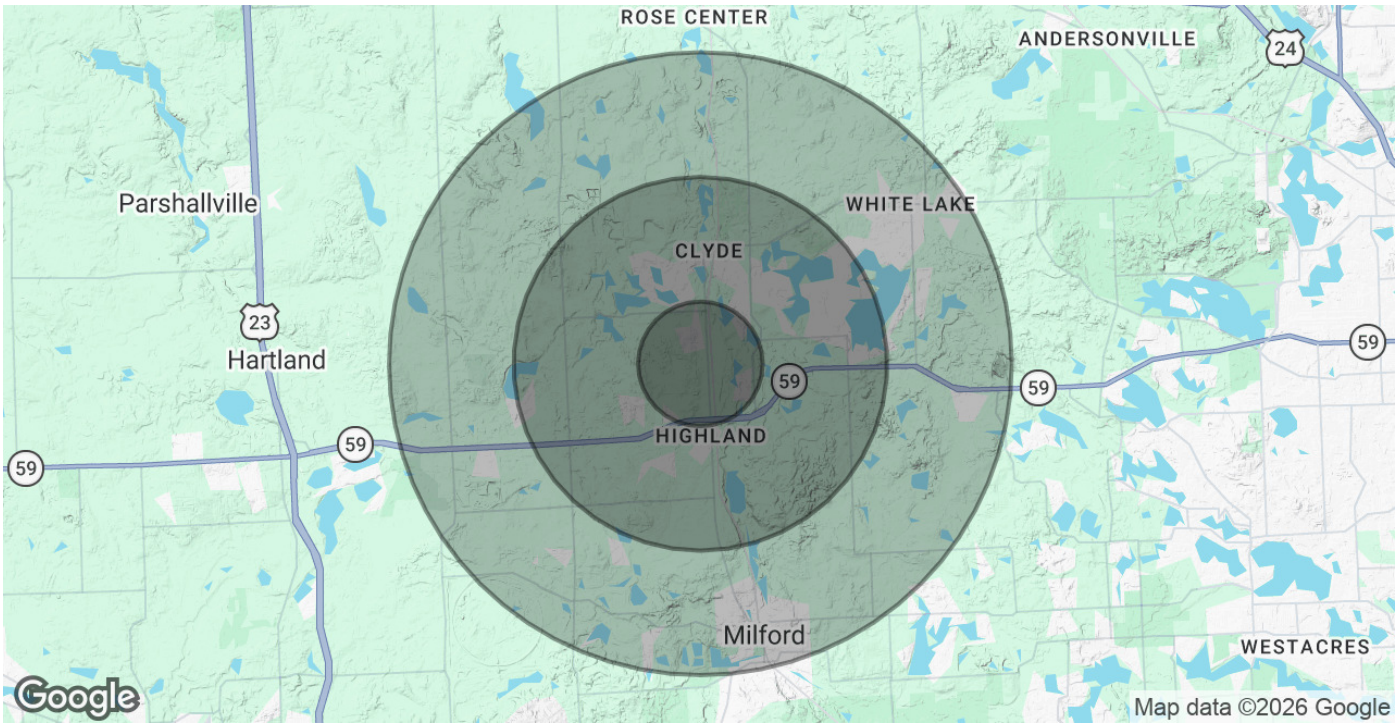
LOCATION MAP: 100 Transfer Drive | Highland, MI 48357



Thomas Duke Company | 248.476.3700

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

DEMOGRAPHICS MAP & REPORT: 100 Transfer Drive | Highland, MI 48357



POPULATION	**1 MILE**	**3 MILES**	**5 MILES**
Total Population	3,044	16,312	43,764
Average Age	41	43	43
Average Age (Male)	41	43	42
Average Age (Female)	42	44	44

HOUSEHOLDS & INCOME	**1 MILE**	**3 MILES**	**5 MILES**
Total Households	1,267	6,362	17,165
# of Persons per HH	2.4	2.6	2.5
Average HH Income	$103,178	$125,185	$128,920
Average House Value	$263,918	$403,840	$390,584

2020 American Community Survey (ACS)