EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

24580 N INDUSTRIAL DR FOR LEASE

24580 N Industrial Dr, Farmington Hills, MI 48335



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 24580 N Industrial Dr | Farmington Hills, MI 48335



PROPERTY OVERVIEW

Rare opportunity to lease a 5,892 SF user industrial building that has been very well maintained.

OFFERING SUMMARY

Lease Rate:	$12 SF/yr (NNN)
Building Size:	5,892 SF
Available SF:	5,892 SF
Year Built:	1995
Zoning:	L1

PROPERTY HIGHLIGHTS

- New roof in 2024
- 17' clear ceiling height / 20' ceiling height
- 14' overhead door
- Large showroom and upstairs office
- Very clean and well maintained

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

BUILDING/PROPERTY INFORMATION: 24580 N Industrial Dr | Farmington Hills, MI 48335

BUILDING INFORMATION

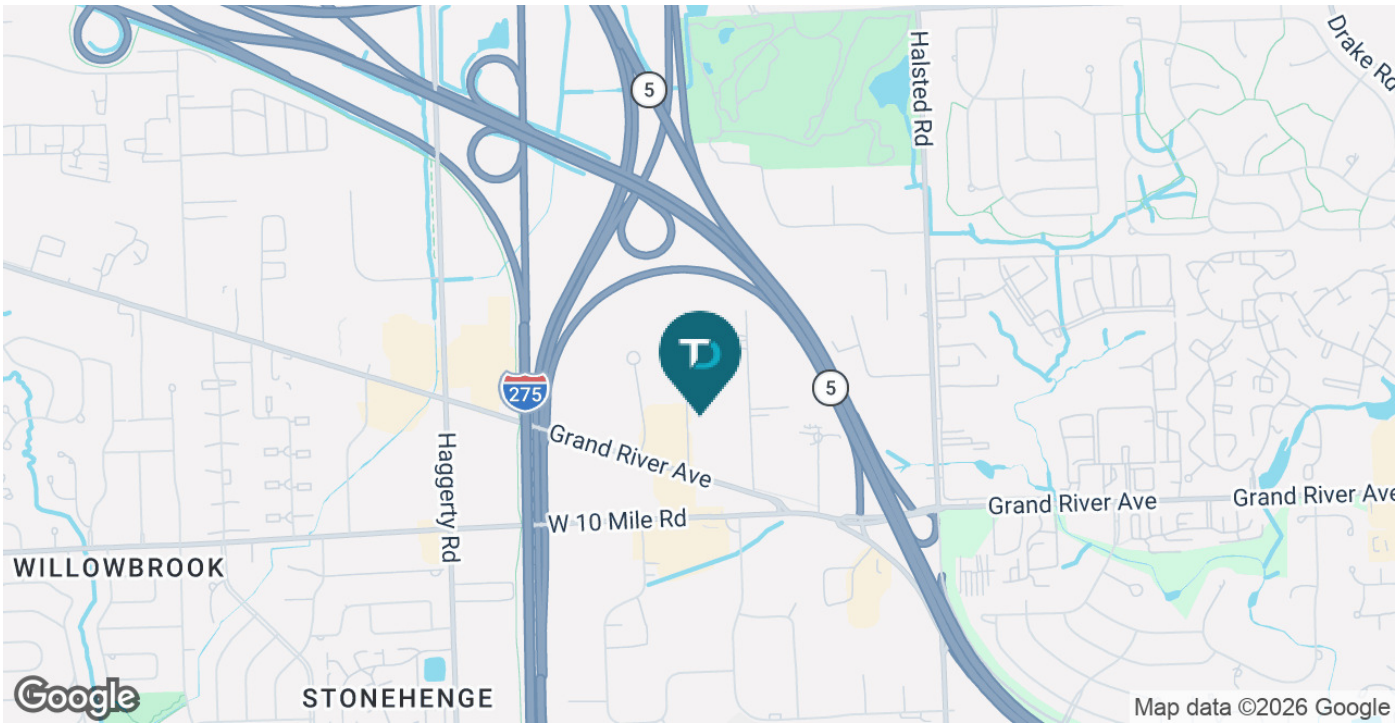
Price/SF:	$12.00/SF NNN
Building Size:	5,892 SF
Year Built:	1995
Number of Floors:	1
Utilities:	City water and sewer
Parking Spaces:	13

PROPERTY INFORMATION

Lot Size:	0.38 AC
Property Type:	Industrial
Property Subtype:	Flex Space
Zoning	L1
Traffic Count:	15,853 Vehicles/Day (Costar, 2022)
Legal Description:	Available upon request
APN:	23-19-451-046

LOCATION INFORMATION

Located on N Industrial Dr just north of Grand River Ave - quick access to M-5, I-275, I-96, & I-696



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LEASE SPACES: 24580 N Industrial Dr | Farmington Hills, MI 48335



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,892 SF	Lease Rate:	$12 SF/yr

AVAILABLE SPACES

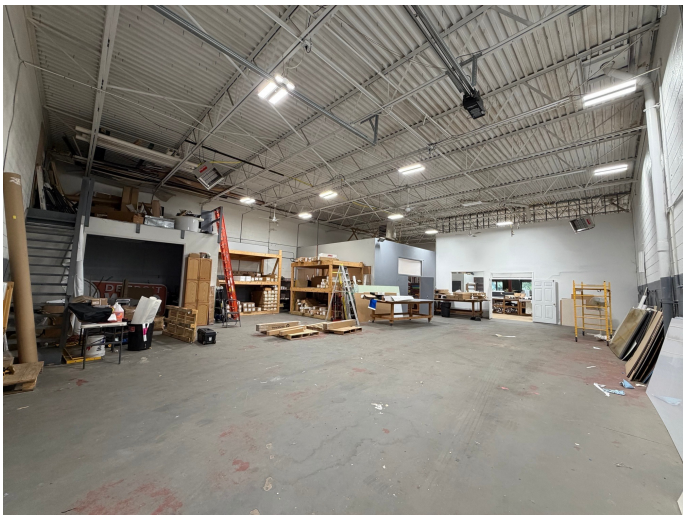
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
24580	Available	5,892 SF	NNN	$12.00 SF/yr

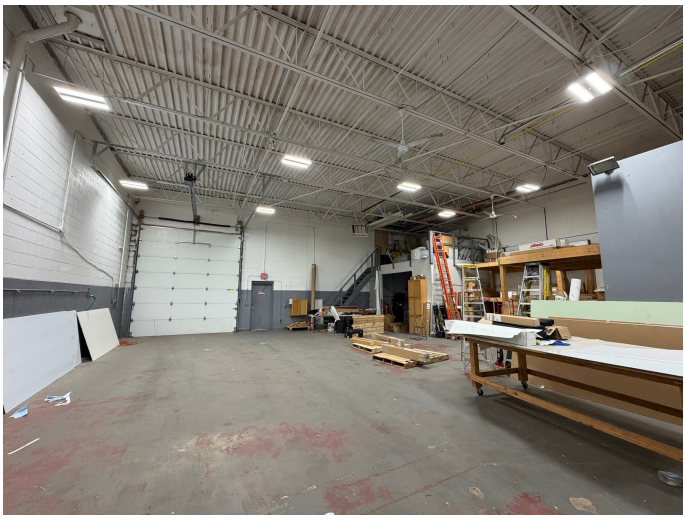
ADDITIONAL PHOTOS: 24580 N Industrial Dr | Farmington Hills, MI 48335

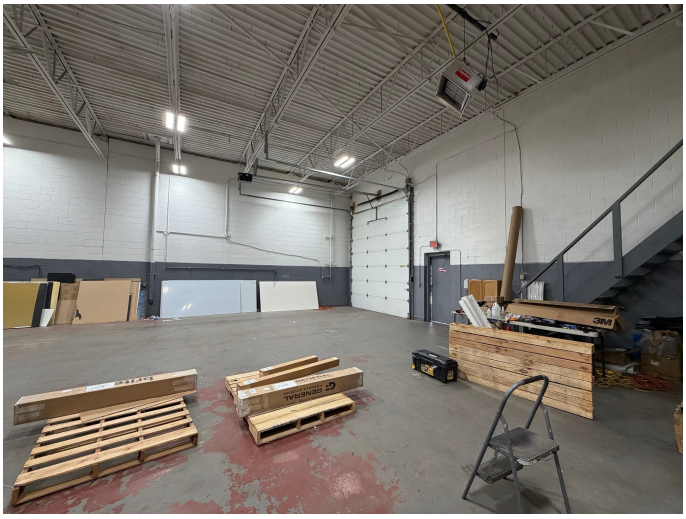




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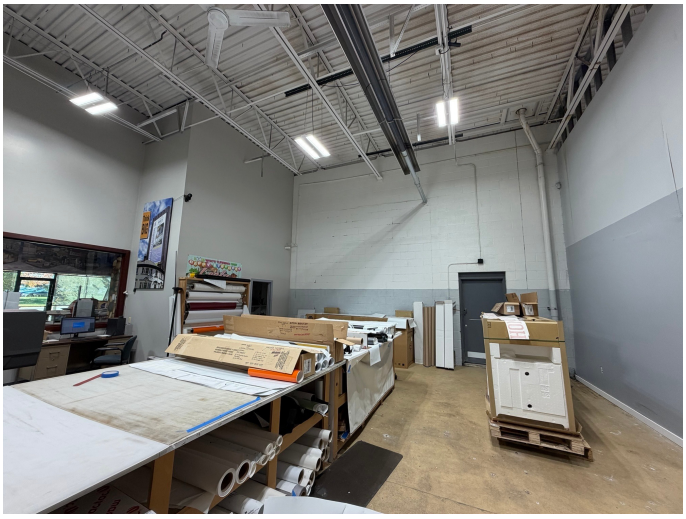


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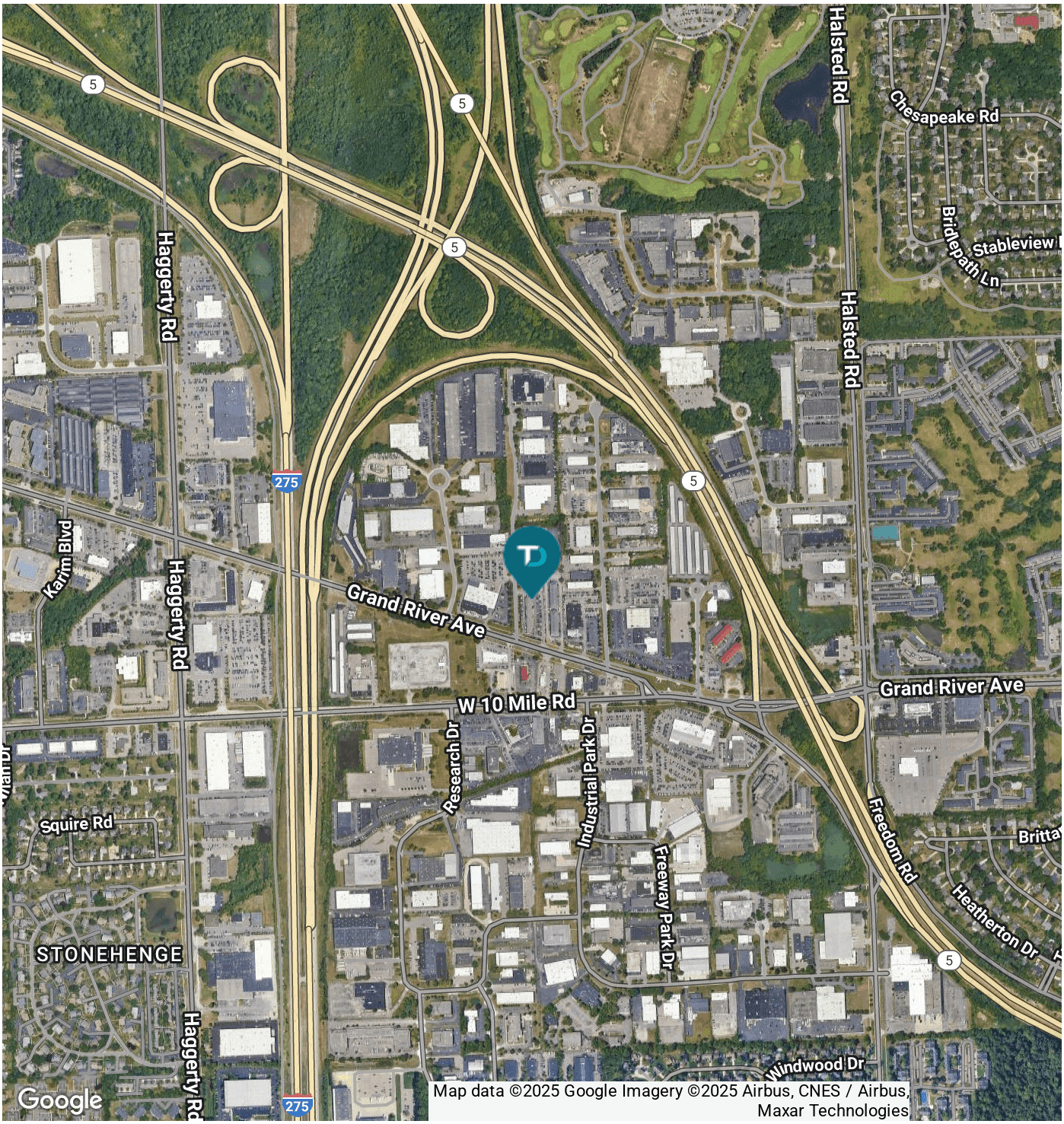




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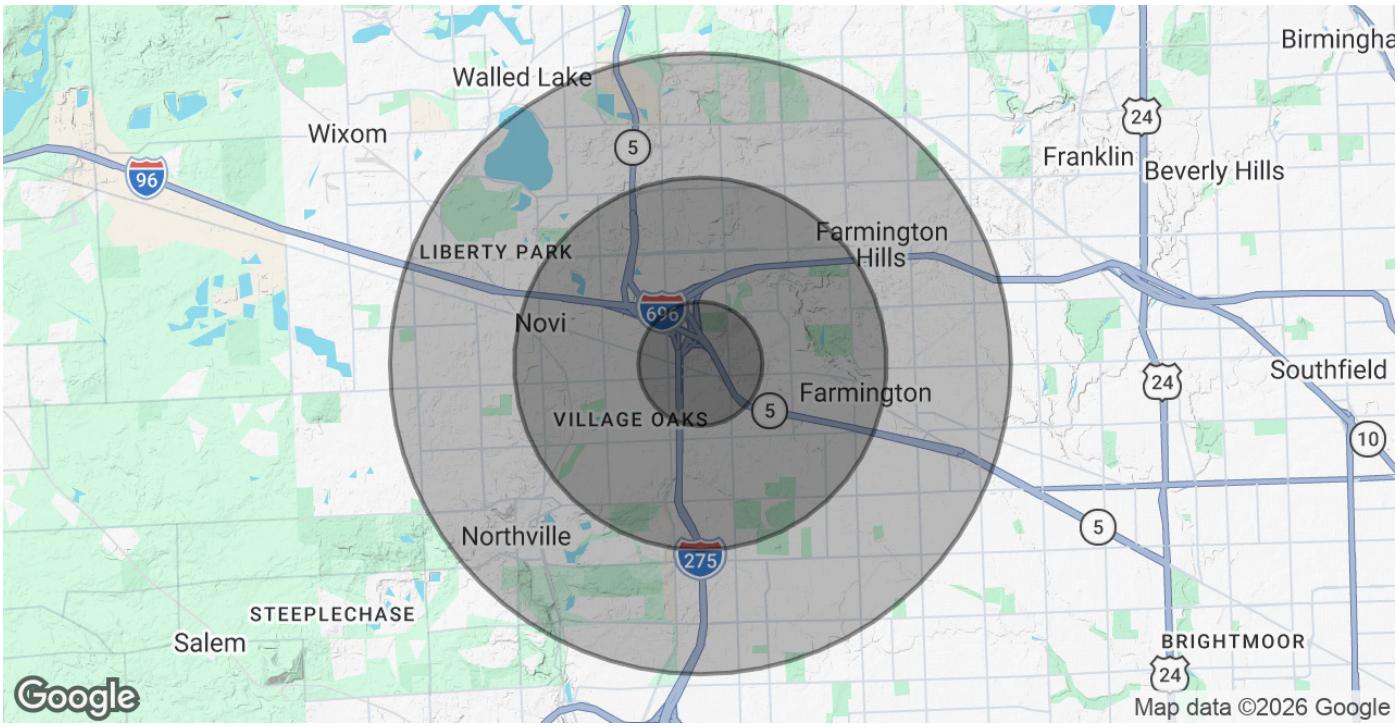
RETAILER MAP: 24580 N Industrial Dr | Farmington Hills, MI 48335



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DEMOGRAPHICS MAP & REPORT: 24580 N Industrial Dr | Farmington Hills, MI 48335



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,969	67,642	191,505
Average Age	39	42	44
Average Age (Male)	38	41	42
Average Age (Female)	40	43	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,786	29,185	80,816
# of Persons per HH	2.1	2.3	2.4
Average HH Income	$116,850	$133,663	$140,800
Average House Value	$299,786	$357,639	$385,000

2020 American Community Survey (ACS)