

100 TRANSFER DRIVE

100 Transfer Drive, Highland, MI 48357



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

MARK SCHAFFER

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 within 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.

PROPERTY DETAILS: 100 Transfer Drive | Highland, MI 48357

Sale Price	\$10,200,000	PROPERTY INFORMATION	
Total Size	102,387 SF	Property Type	Industrial
LOCATION INFORMATION		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)
Street Address	100 Transfer Drive	APN #	IN-18-100-192
City, State, Zip	Highland, MI 48357	SOUTHERN PRODUCTION INFORMATION	
County	Oakland		
OFFICE & LAVATORIES			
PRODUCTION SPACE		PARKING & TRANSPORTATION	
Office Area & Lavatories	±5,852 SF	Parking Spaces	75
Production Space	±40,722 SF	Traffic Counts	Milford Rd - 11,573 VPD Wardlow Rd - 3,934 VPD
Bay Size	Three (3) 50' Span	NORTH PRODUCTION INFORMATION	
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	Production Space	±55,135 SF
Lighting	LED and fluorescent lighting	Bay Size	Three (3); 62', 50', 62' Span
Ceiling Height	28 ft	Cranes	One (1) 5-ton crane
Number of Floors	1	Overhead Doors	Three (3) grade-level doors
Year Built	2018/1998/1981	Truck Wells	Four (4) truck wells with dock seals, and levelers
Building Type	Industrial/Manufacturing	Heat	High-Efficiency Cambridge High-Velocity heating units
OTHER INFORMATION		Lighting	LEDs with motion sensors
		Ceiling Height	30 ft
		Number of Floors	1
		Year Built	2018
ADDITIONAL INFORMATION		Building Type	Industrial/Manufacturing
		FINANCIAL INFORMATION	

EXTERIOR PHOTOS: 100 Transfer Drive | Highland, MI 48357



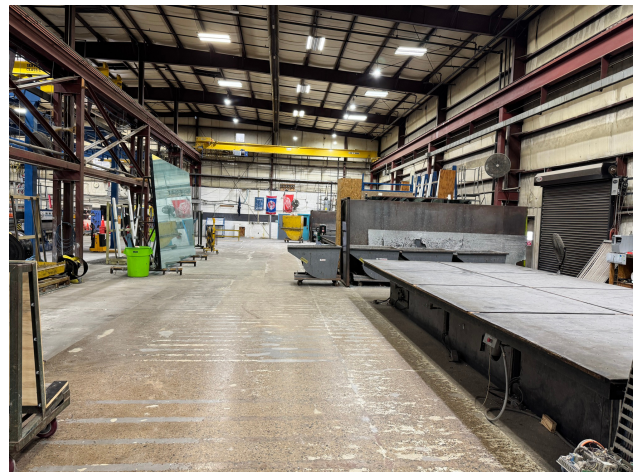
EXTERIOR PHOTOS: 100 Transfer Drive | Highland, MI 48357



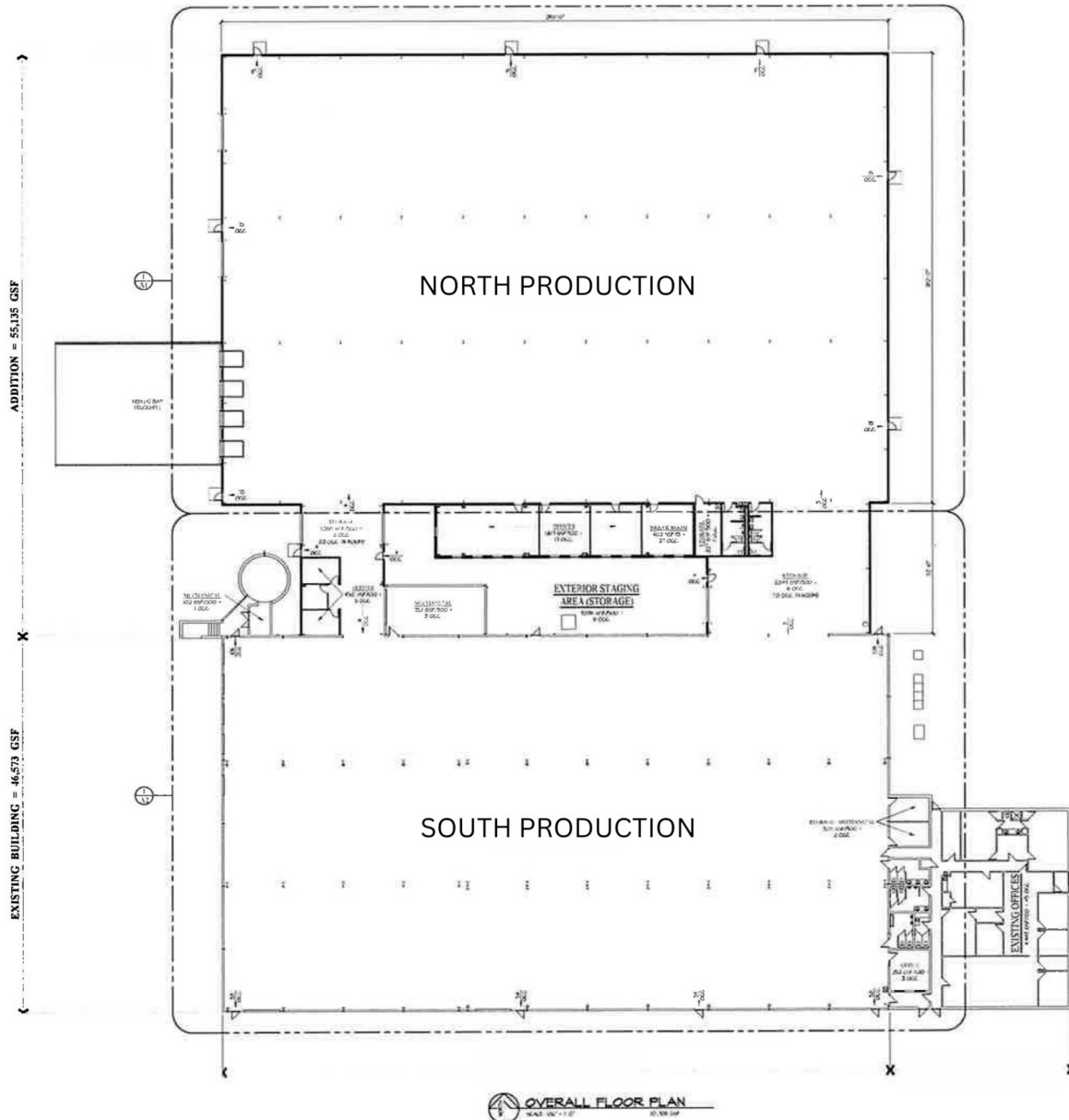
INTERIOR PHOTOS: 100 Transfer Drive | Highland, MI 48357



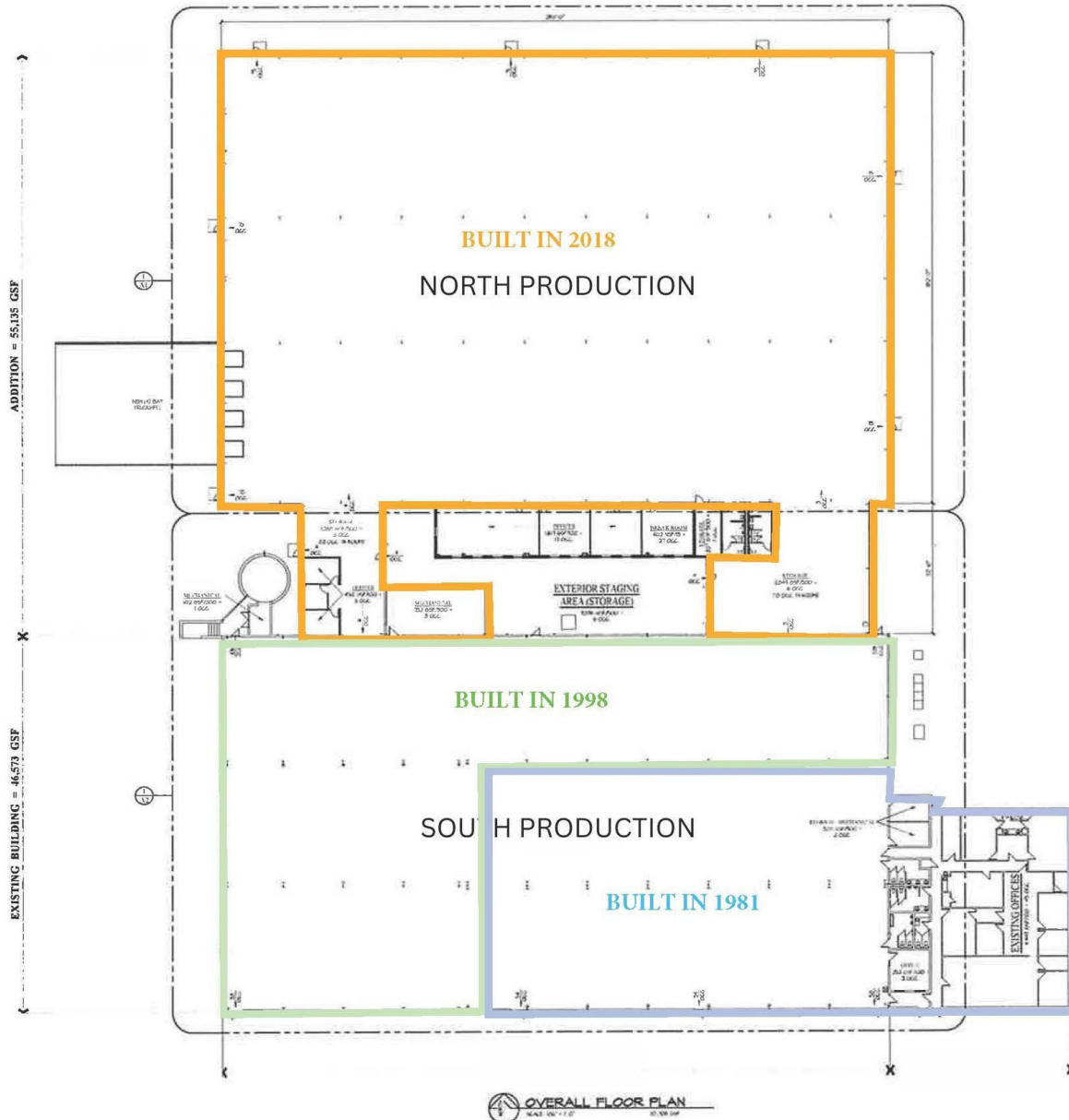
INTERIOR PHOTOS: 100 Transfer Drive | Highland, MI 48357



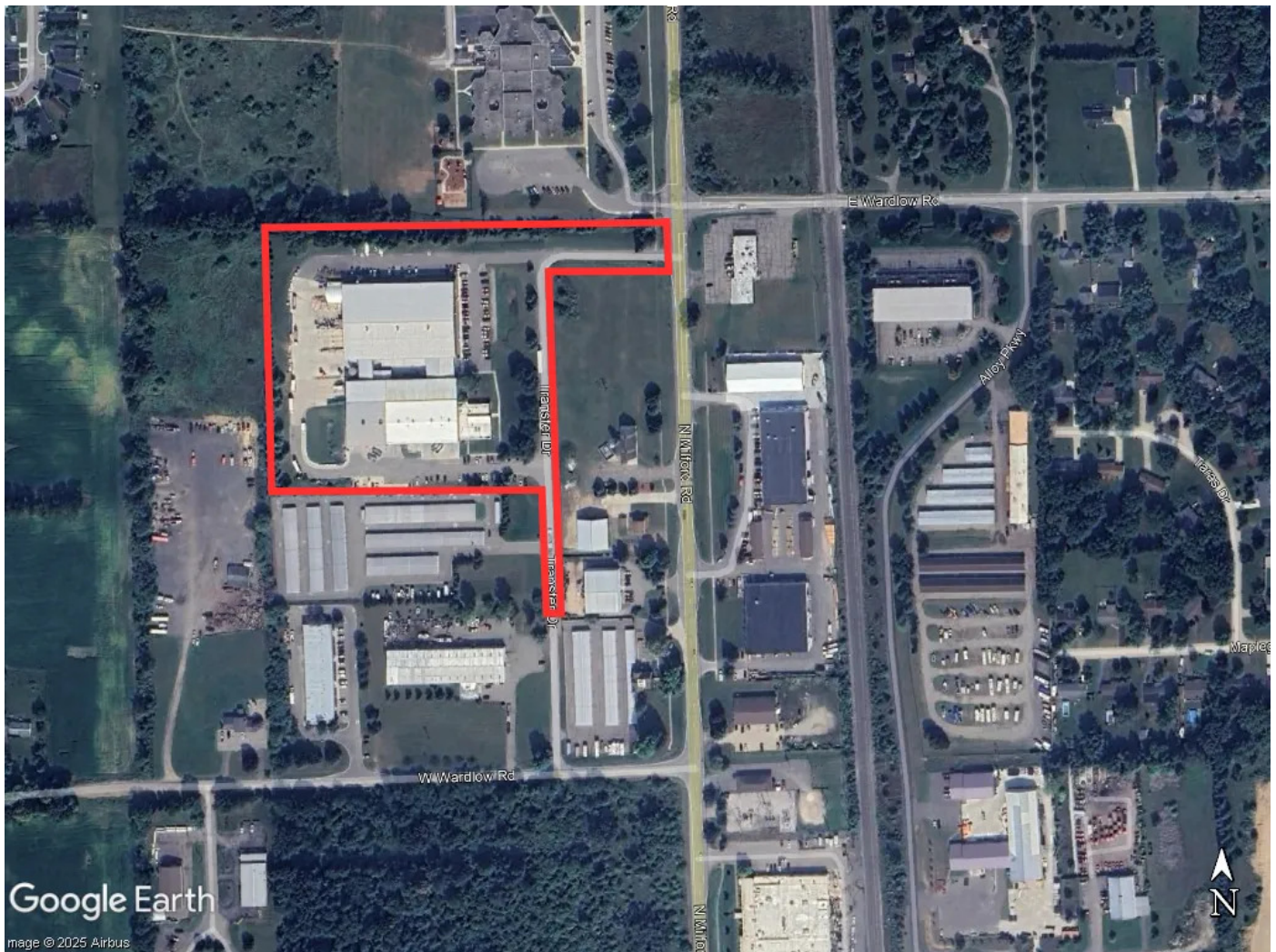
FLOOR PLAN: 100 Transfer Drive | Highland, MI 48357



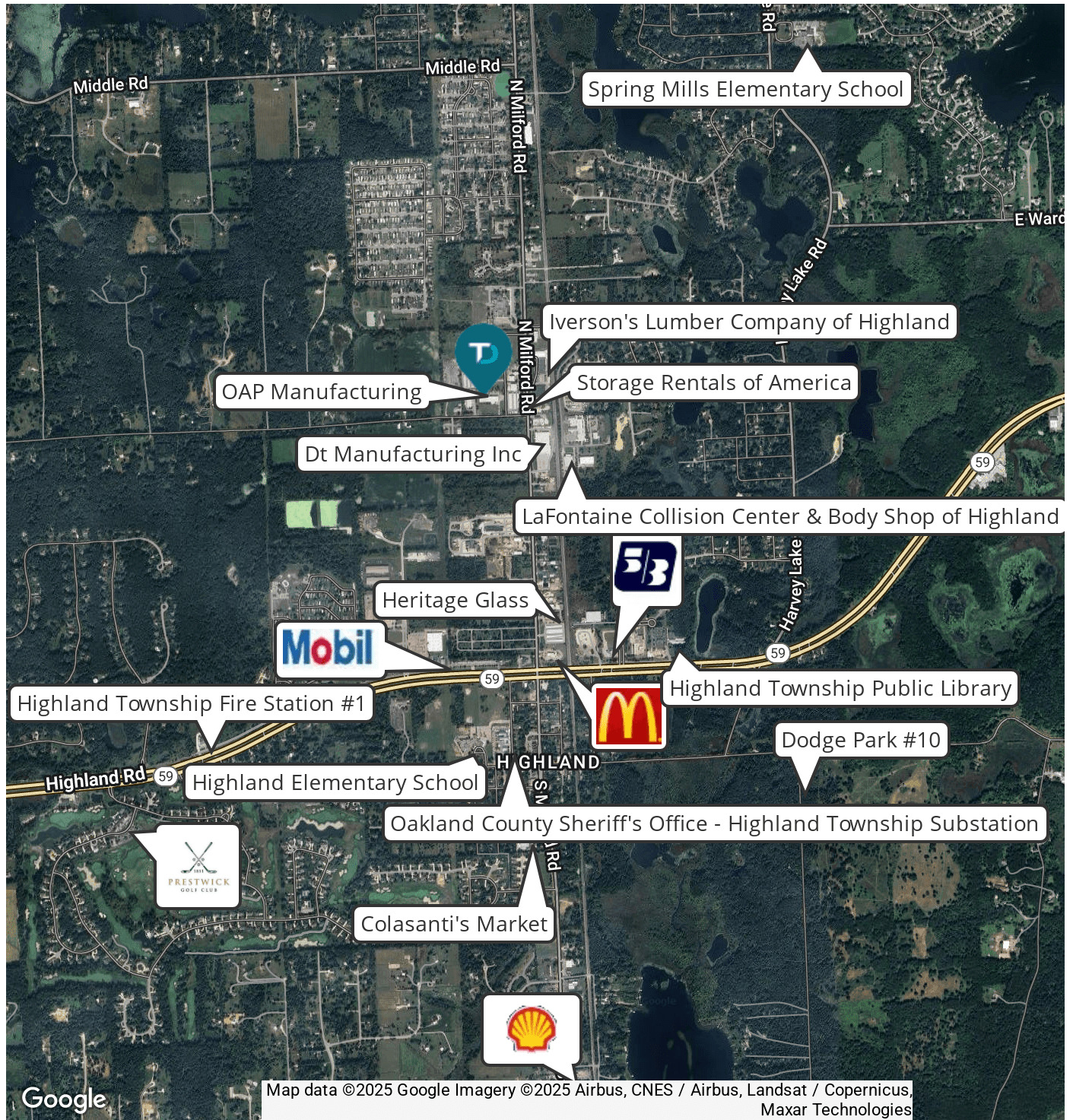
YEAR BUILT SKETCH: 100 Transfer Drive | Highland, MI 48357



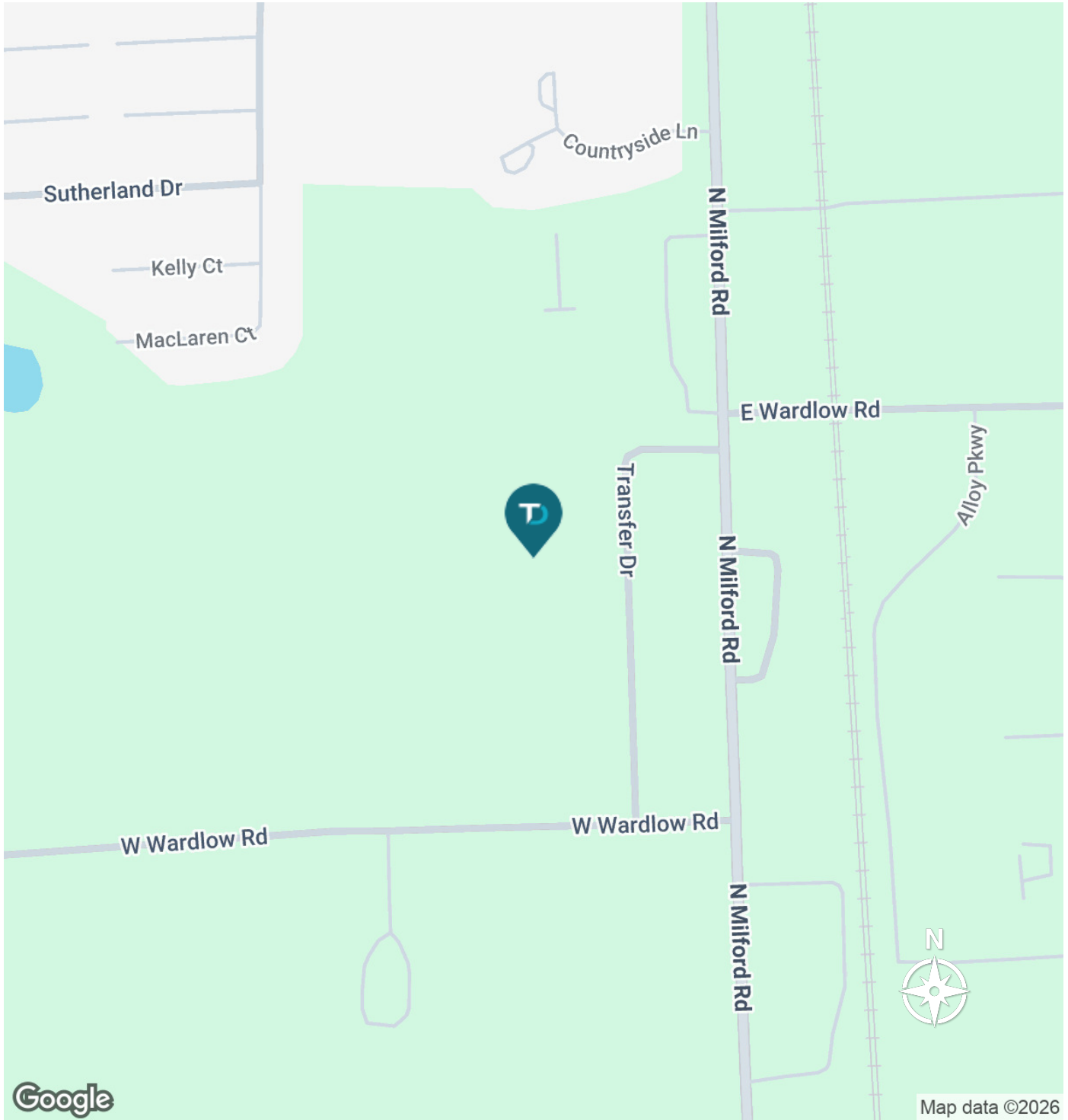
PARCEL MAP: 100 Transfer Drive | Highland, MI 48357



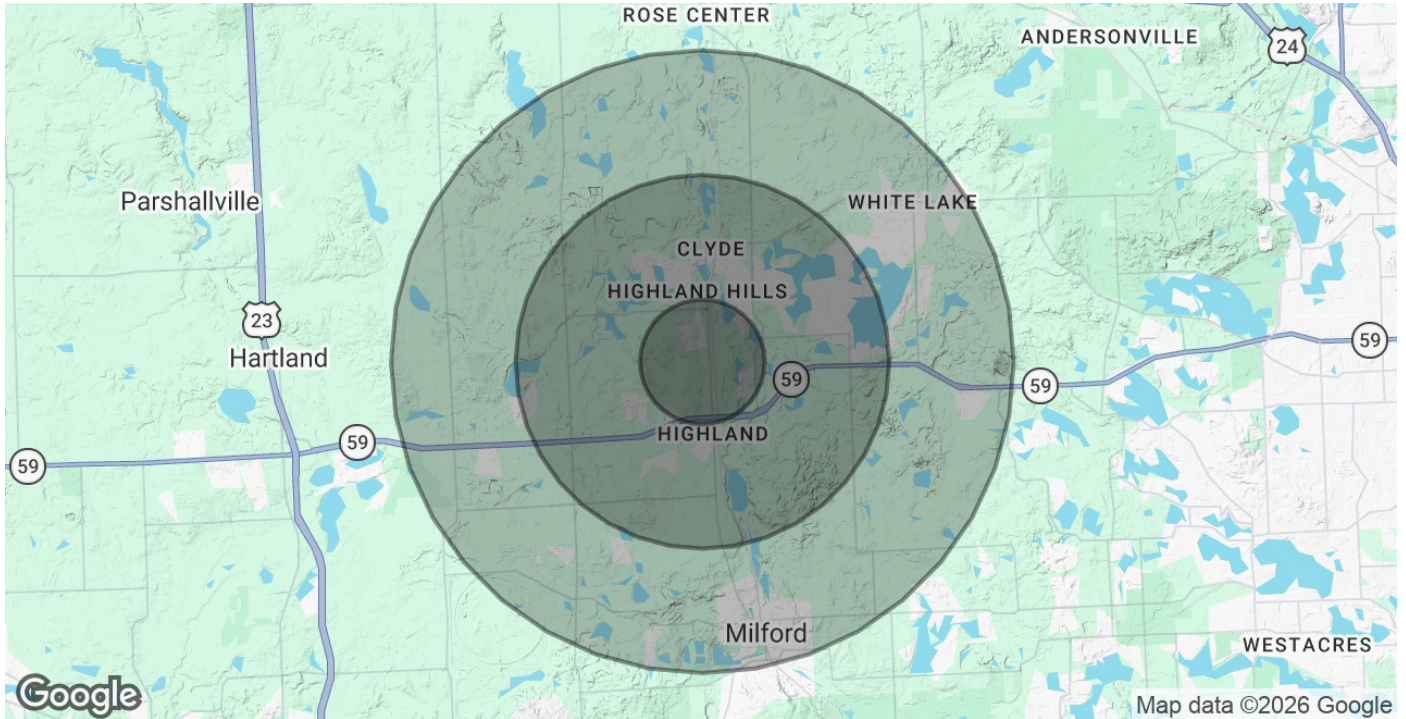
RETAILER MAP: 100 Transfer Drive | Highland, MI 48357



LOCATION MAP: 100 Transfer Drive | Highland, MI 48357



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)