

## 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

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**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

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

### BUILDING INFORMATION

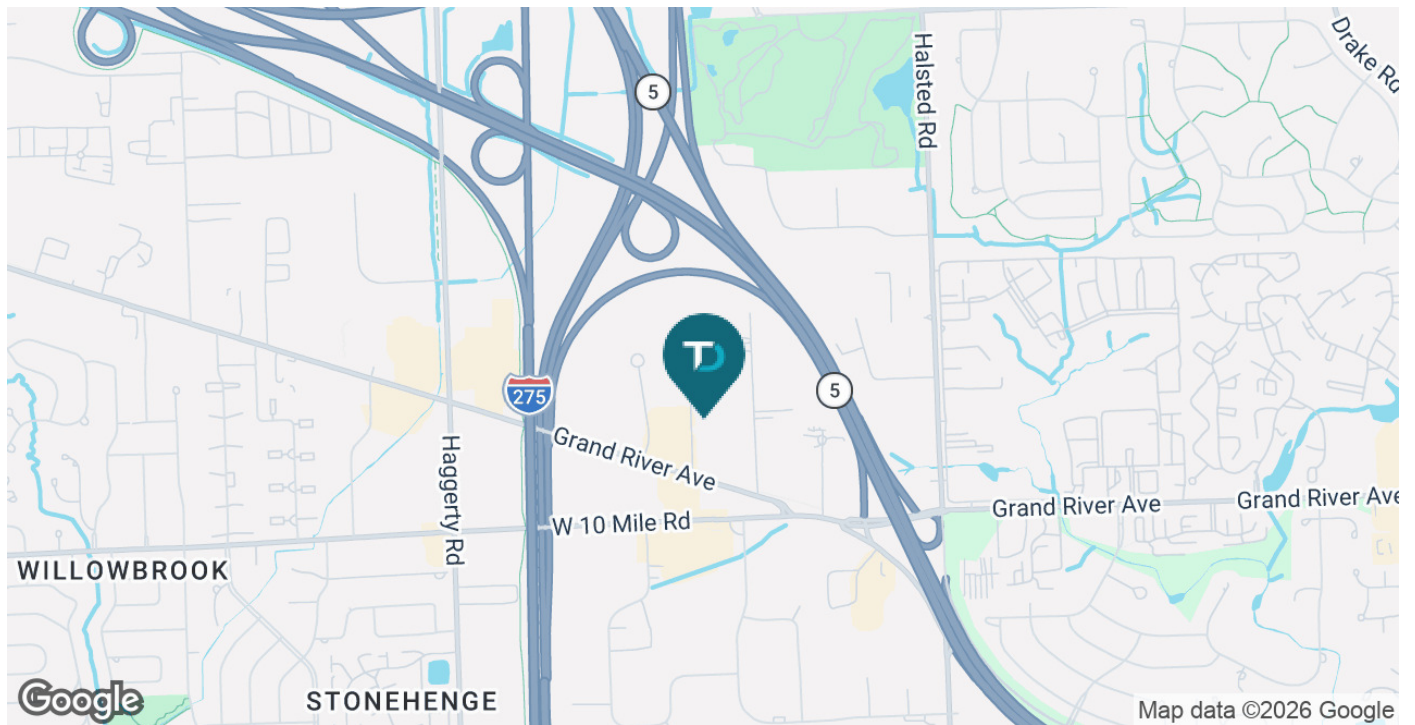
|                   |                      |
|-------------------|----------------------|
| Price/SF:         | \$12.00/SF NNN       |
| Building Size:    | 5,892 SF             |
| Year Built:       | 1995                 |
| Number of Floors: | 1                    |
| Utilities:        | City water 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



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 |

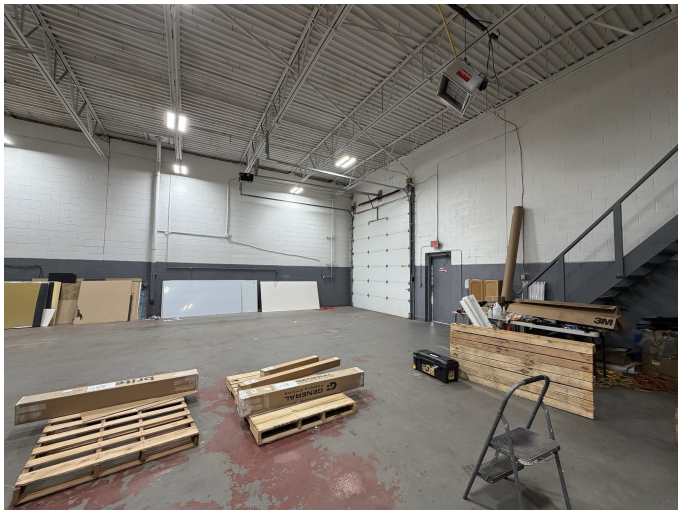
**ADDITIONAL PHOTOS:** 24580 N Industrial Dr | Farmington Hills, MI 48335

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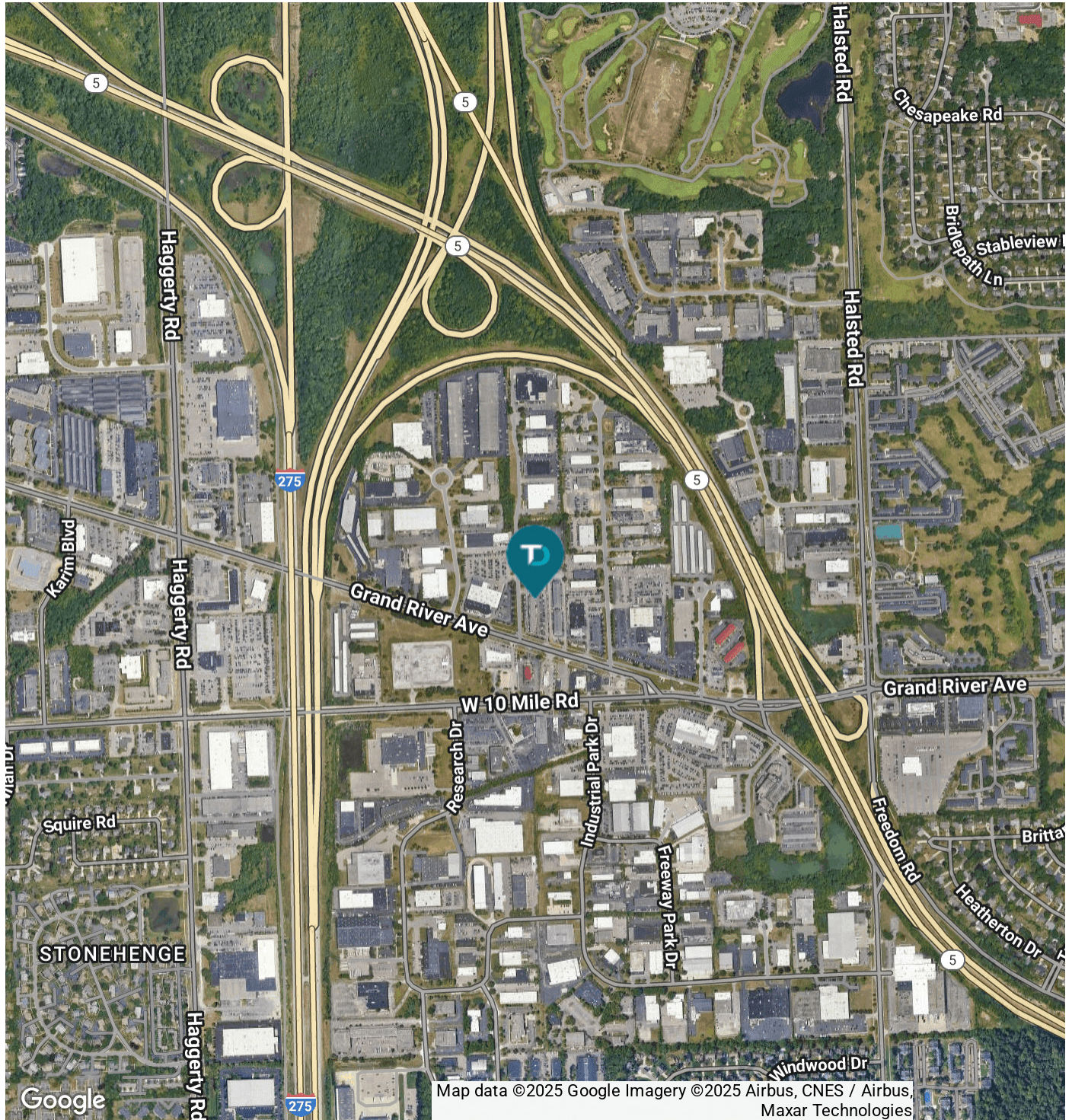


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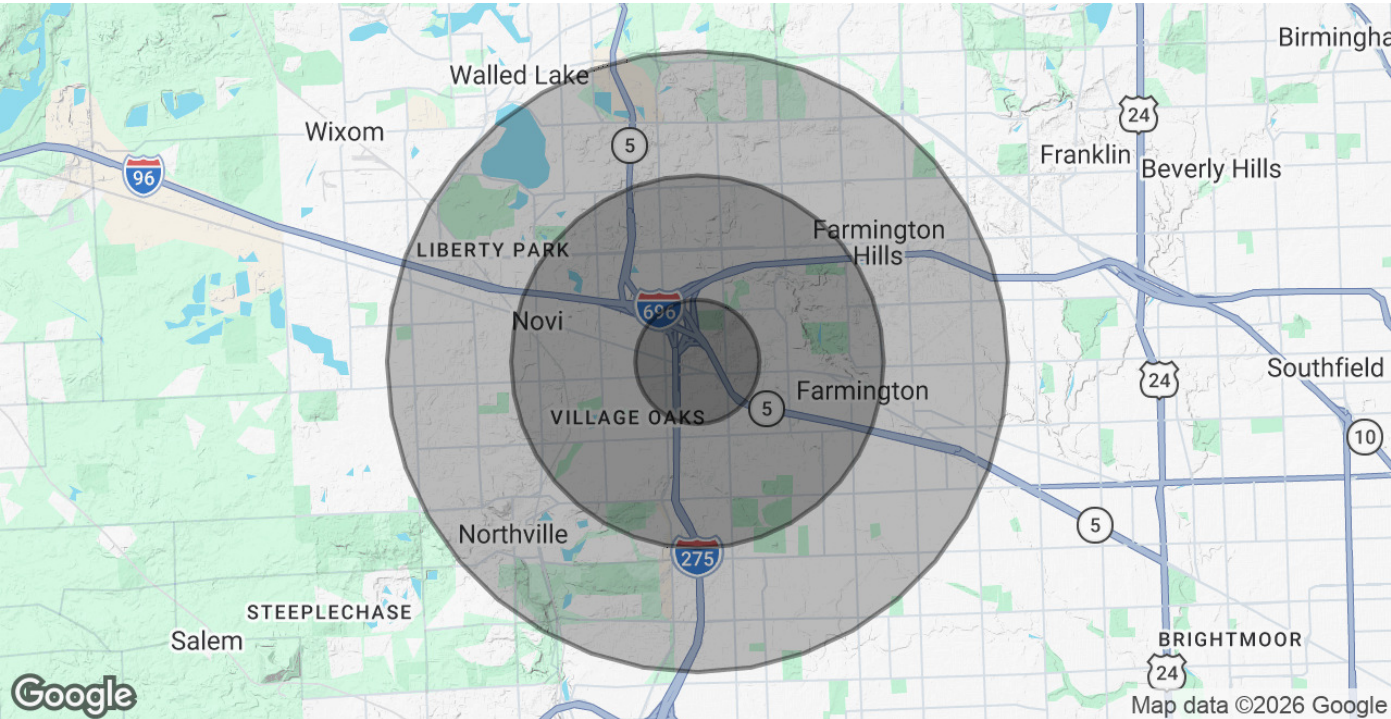
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**RETAILER MAP:** 24580 N Industrial Dr | Farmington Hills, MI 48335



**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) |           |           |           |