

FOR LEASE

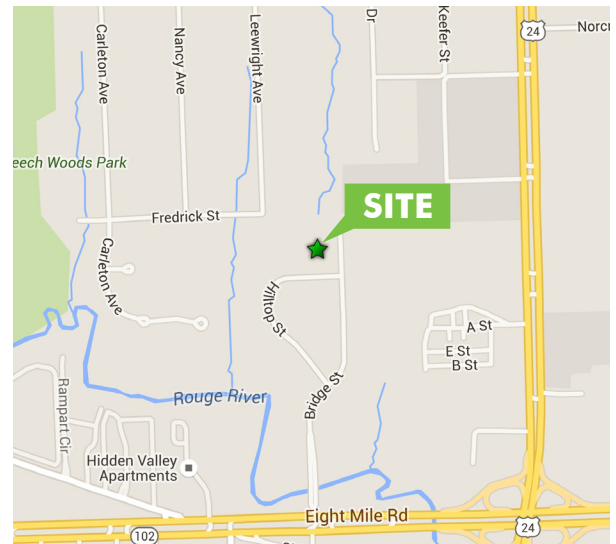
# BRIDGE INDUSTRIAL COMMONS

21477 BRIDGE STREET  
SOUTHFIELD, MICHIGAN



## PROPERTY FEATURES

- + 3,000-3,800 SF unit available
- + 18' ceiling clear height in shop area
- + Upscale industrial park
- + Centrally located near 8 mile and Telegraph interchange
- + Flexible floor plan layouts



## CONTACT US

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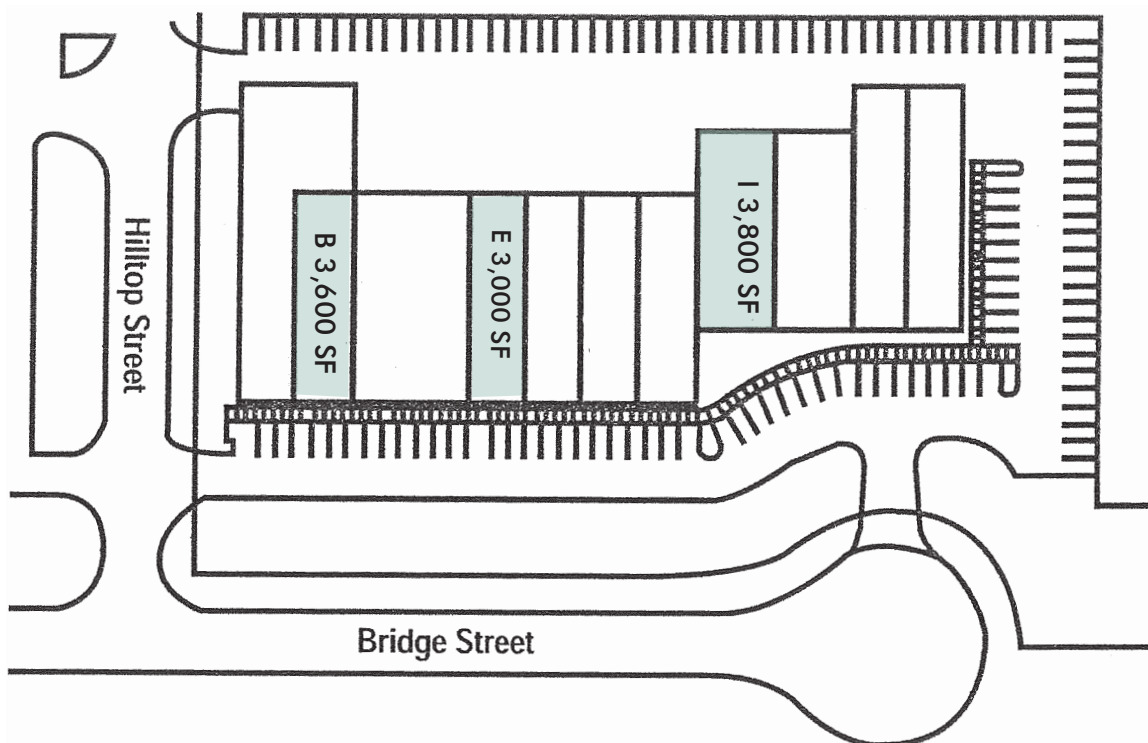
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## SITE PLAN

 = Available



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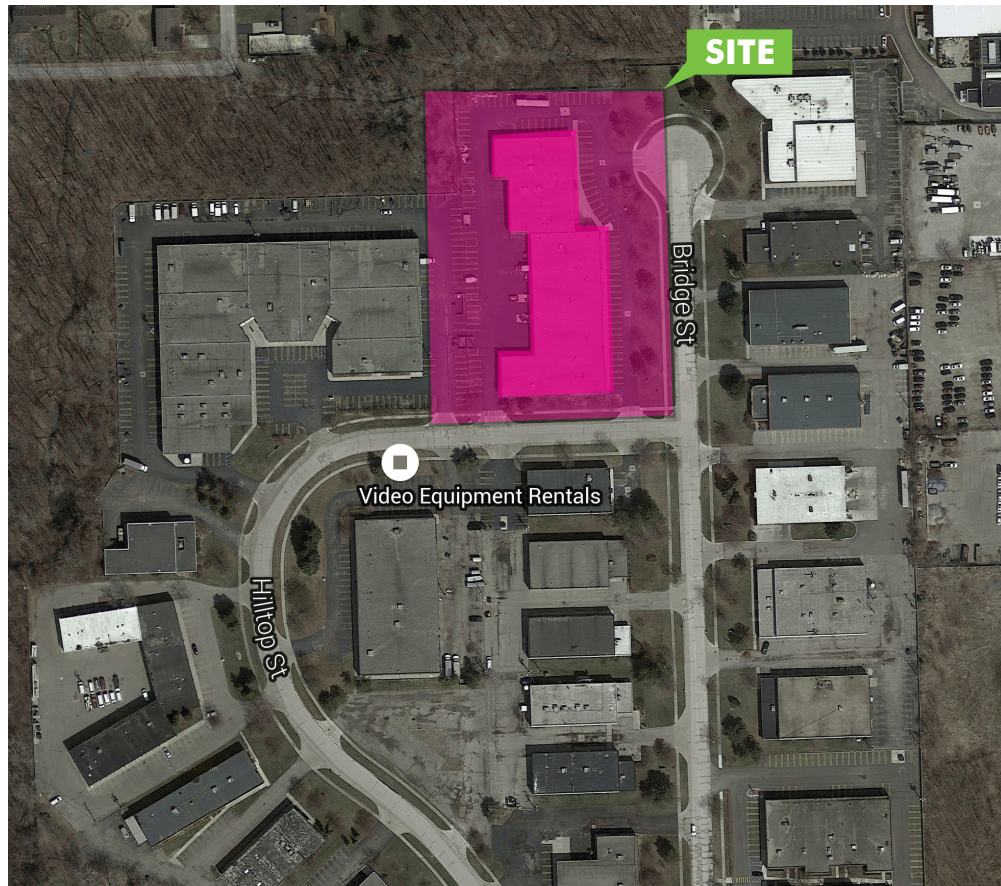
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## PROPERTY AERIAL



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### PROPERTY OVERVIEW

- + County: Oakland
- + Total Building Size: 41,500 SF
- + Lease Rate/Sales Price: \$4.50 PSF/NNN
- + Zoning: I-1 (Lt. Industrial)
- + Divisible (Min/Max): 3,000-3,800 SF
- + Taxes: \$1.55 PSF



### LAND & STRUCTURE

<b>Year Built:</b>	1986	<b>Parking Spaces:</b>	Ample
<b>Total Available:</b>	10,400 SF	<b>HVAC:</b>	GFA
<b>Available Office:</b>	To Suit	<b>Power:</b>	200a / 220v / 3p
<b>Available Shop:</b>	To Suit	<b>Security System:</b>	Available
<b>Divisible:</b>	3,000 SF	<b>Lighting:</b>	Metal Halide / Fluorescent
<b>Acreage:</b>	3.32 Acres	<b>Restrooms:</b>	One (1) per unit
<b>Construction:</b>	Masonry	<b>Grade Level Doors:</b>	One (1)
<b>Roof:</b>	Rubber membrane	<b>Truckwells / Docks:</b>	N/A
<b>Floors:</b>	4" - 6" concrete	<b>Rail:</b>	No
<b>Floor Drains:</b>	TBD	<b>Cranes:</b>	No
<b>Ceiling Height:</b>	<b>18'</b>	<b>Sprinklers:</b>	No



### COMMENTS

- + High image industrial park
- + Centrally located with easy access to Eight Mile Road and Telegraph Road interchange
- + Aggressively priced
- + Flexible layout
- + Immediate occupancy available



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