

# FOR SALE

35470 BEATTIE DR.  
STERLING HEIGHTS, MICHIGAN



## PROPERTY FEATURES

- 15,125 SF with 1,625 SF Office
- Two Grade-Level Doors (16x16 )
- Multiple Cranes Ranging from 15-20 Tons with 20' Under Hook Height
- 25' Clear Height
- Two In-Ground CNC Metal Boring Mills in Shop Area

			17 MILE RD		
					
			16 MILE RD		
JOHN R RD	DEQUINDRE RD	RYAN RD	MOUND RD		VAN DYKE AVE
			15 MILE RD		

## FOR DETAILS CONTACT

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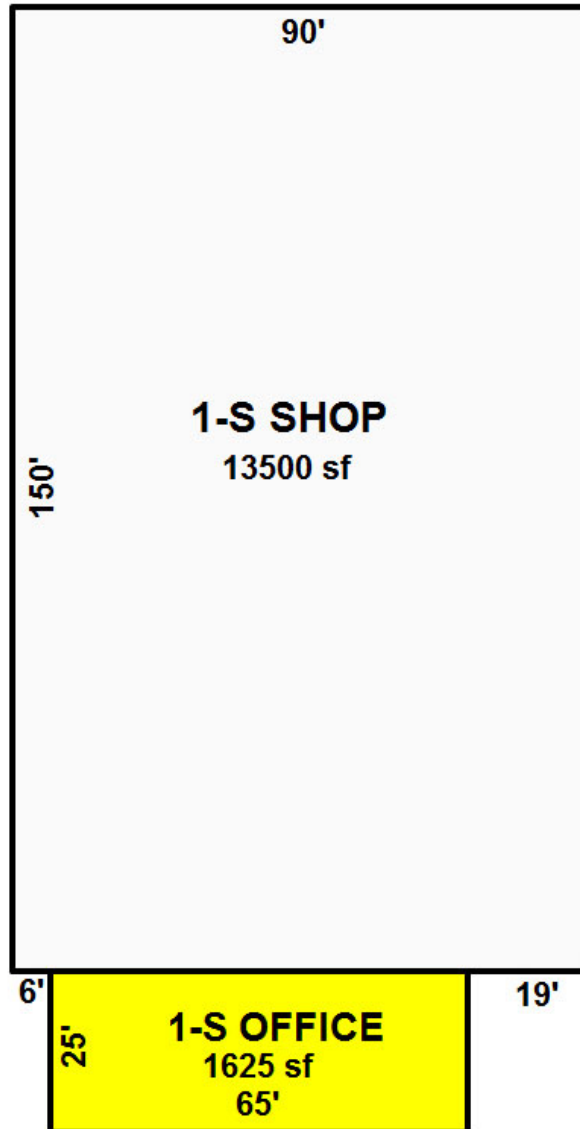
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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**35470 Beattie Dr., Sterling Heights, MI 48312**


**Property Type:** Industrial  
**Available SF:** 15,125  
**Land Size (Acres):** 1.20  
**Market:** SE Michigan  
**Submarket:** Macomb  
**County:** Macomb

**Availability Details**

<b>Available SF:</b>	15,125	<b>Transaction Type:</b>	Sale
<b>Industrial SF:</b>	13,500	<b>Asking Sale Price:</b>	\$1,900,000
<b>Office SF:</b>	1,625		

**Comments**

**Availability Comments:** Building for Sale: The facility includes two large in-ground CNC metal boring mills in the warehouse area, along with two 20-ton cranes, one 15-ton crane, and one 25-ton. 2024 Taxes - \$16,078.33/\$1.06/SF

**Building & Construction Details**

<b>Construction Status:</b>	Existing	<b>Year Built:</b>	1981	<b>Heating Type:</b>	Radiant Tube Heat
<b>Building Class:</b>		<b>Year Refurbished:</b>		<b>AC Type:</b>	Fully Air Conditioned
<b>Spec/BTS:</b>		<b>Floors:</b>		<b>Floor Type:</b>	
<b>Primary Use:</b>	Industrial	<b>Multi-Tenant:</b>	No	<b>Sprinkler:</b>	Fire Suppression
<b>Secondary Use:</b>		<b>Construction Type:</b>		<b>Security:</b>	
<b>Flex:</b>	No				
<b># of Buildings:</b>	1				
<b>Building Dimensions (L x W):</b>	150'x90' Shop Area // 25'x65' Office Area				

## Clearance, Dock & Door

<b>Ceiling Height:</b> 25'	<b># GL/DID:</b> 2	<b># Int. Docks:</b>
<b>Bay/Column Size(WxD):</b> 37.2' and 48.2'	<b>GL/DID Dim.(HxW):</b> 16x16	<b># Int. Levelers:</b>
<b>Column Spacing:</b>	<b># DH/Truck-Level Doors:</b>	<b># Ext. Docks:</b>
	<b># Rail Doors:</b>	<b># Ext. Levelers:</b>
	<b>Total Doors:</b> 2	<b>Cross-docked:</b> No

**Loading & Door Comments:**

## Crane Features

<b># Cranes:</b> 4	<b>Capacity Tons (Min):</b> 15	<b>Hook Ht. (Ft.):</b> 20'
	<b>Capacity Tons (Max):</b> 20	<b>Clearance (Ft.):</b>

**Crane Comments:** Northern Crane Span: 36.5 ft. Southern Crane Span: 37.6 ft.

## Site

<b>Land Size (Acres):</b> 1.20	<b>Lot Dimensions (LxW):</b>	<b>Zoning:</b> M-2
<b>Land SF:</b> 52,272	<b>Floodplain:</b>	<b>Site Condition/Quality:</b>
<b>Land Usable Acres:</b>	<b>Density:</b>	<b>Topography:</b>
<b>Land Usable SF:</b>	<b>Permitted FAR:</b>	<b>Site Shape:</b>
<b>Max Contiguous SF:</b>	<b>Development Capacity:</b>	<b>Access:</b>
<b>Max Contiguous Acres:</b>	<b>Yard Type:</b>	<b>Visibility:</b>
<b>Permitted SF:</b>	<b>Yard SF:</b>	<b>Frontage:</b> Beattie Drive
<b>Buildable SF:</b>		

**Additional Site/Parcel Information Comments:** Parcel Identification Number: 10-10-28-379-014

**Frontage Traffic Count Comments:**

## Utilities

<b>Gas:</b> Natural	<b>Power:</b>	<b>Phone:</b>
<b>Water:</b> City	<b>Amps:</b> 2000	<b>Cable:</b>
<b>Sewer:</b> City	<b>Volts:</b> 480	<b>Broadband:</b>
	<b>Phase:</b> 3	<b>Broadband Supplier:</b>
	<b>Power Supplier:</b> DTE Energy	

**Utilities Comments:**

## Contacts for this Availability

Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates of MI	Jon Savoy	248.567.8000	<a href="mailto:jon.savoy@lee-associates.com">jon.savoy@lee-associates.com</a>
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