



PRICE REDUCED!

Asking Price:

\$2,500,000

(\$48.73/SF)

CONTACT US

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FOR SALE OR LEASE

15765 Sturgeon Street Roseville, MI

Industrial Space Available

Property Highlights

- 51,304 Total Square Feet
 - 46,504 SF of Warehouse
 - 4,800 SF of Office
- 19' – 28' Clear Ceiling Height
- One (1) 10' x 10' Grade Level Door
One (1) 14' x 16' Grade Level Door
- Two (2) 8' x 10' Exterior Docks
- Typical 40' Wide Bays
(One Large Area 60' x 200')
- Recent Roof Upgrades (Approximately \$400,000)
- Heavy Power
- Fenced Rear Lot – Outside Storage Area

Building Specifications

Highlights

- Recent Roof Upgrades
(Approximately \$400,000)
- Fenced Rear Lot – Outside Storage Area
- Heavy Power
- Transformer
- Compressor Room
- Zoned I-2

Gross SF:	51,304
Office SF:	4,800
Warehouse SF:	46,504
Year Built:	1967
Construction:	Brick and Block
Roof:	Recent Upgrades (Approximately \$400,000)
Ceiling Height:	19' – 28' Clear
Grade Level Doors:	One (1) 10' x 10' One (1) 14' x 16'
Docks:	Two (2) 8' x 10' Exterior
Bay Size:	Typical 40' (One Large Area 60' x 200')

Financials

Sale Price	\$2,500,000
Sale Price Per SF	\$48.73
Lease Rate	Contact Listing Brokers
Annual Property Taxes	
2024 Summer:	\$36,732.84
2024 Winter:	\$28,550.61
Property Taxes PSF	\$1.27

Power:	Heavy
Transformer:	Approximately 5 Years Old
Compressor Room:	Yes
Sprinklers:	No
Rail:	No
Parking:	47 Spaces
Parcel Id:	08-14-07-326-038
Acreage:	2.571 Acres
Zoning:	I-2
Crossroads:	Sturgeon Street / Calahan Road

INDUSTRIAL FOR SALE OR LEASE

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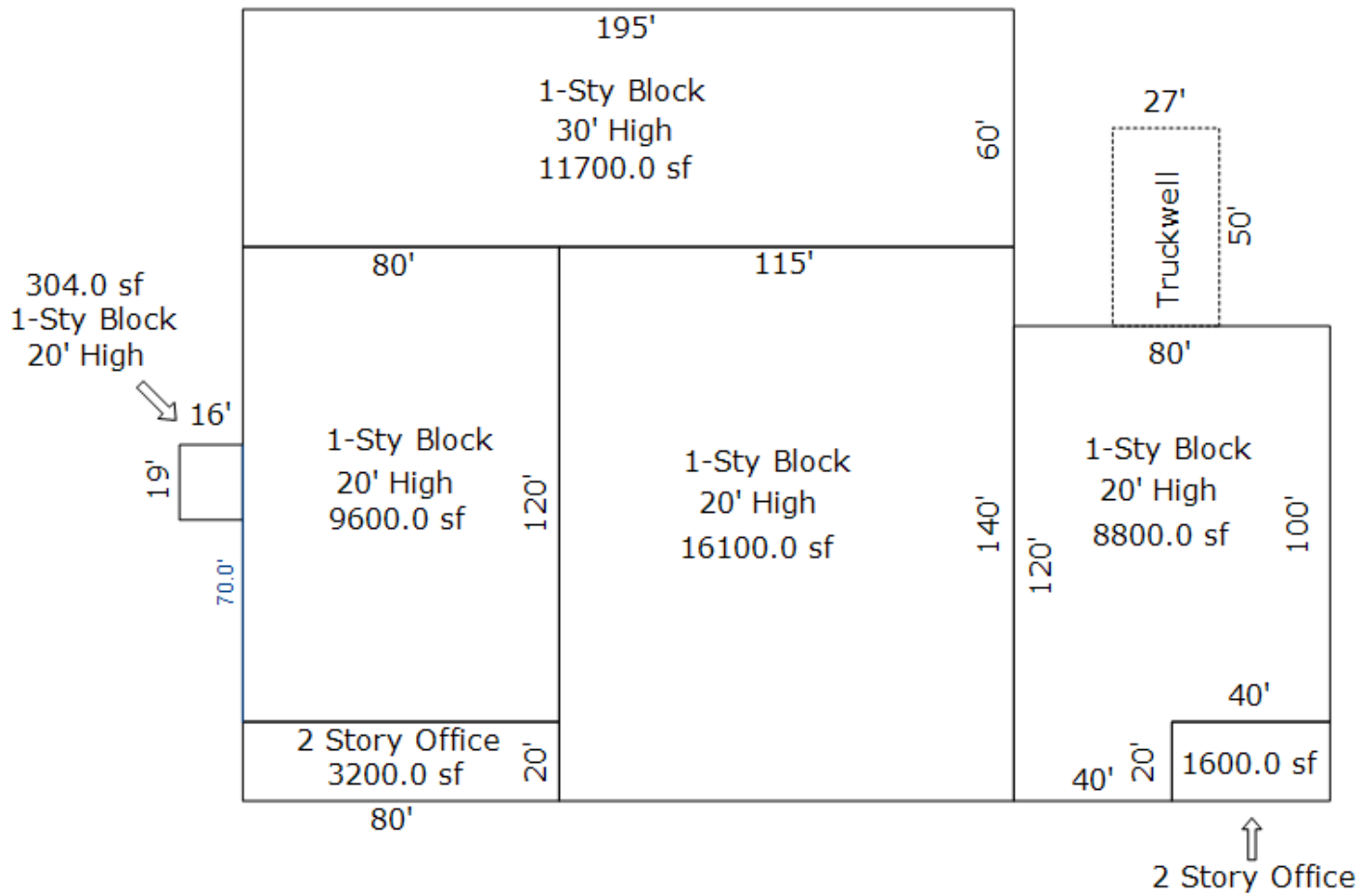
Exterior Photos



Exterior Photos



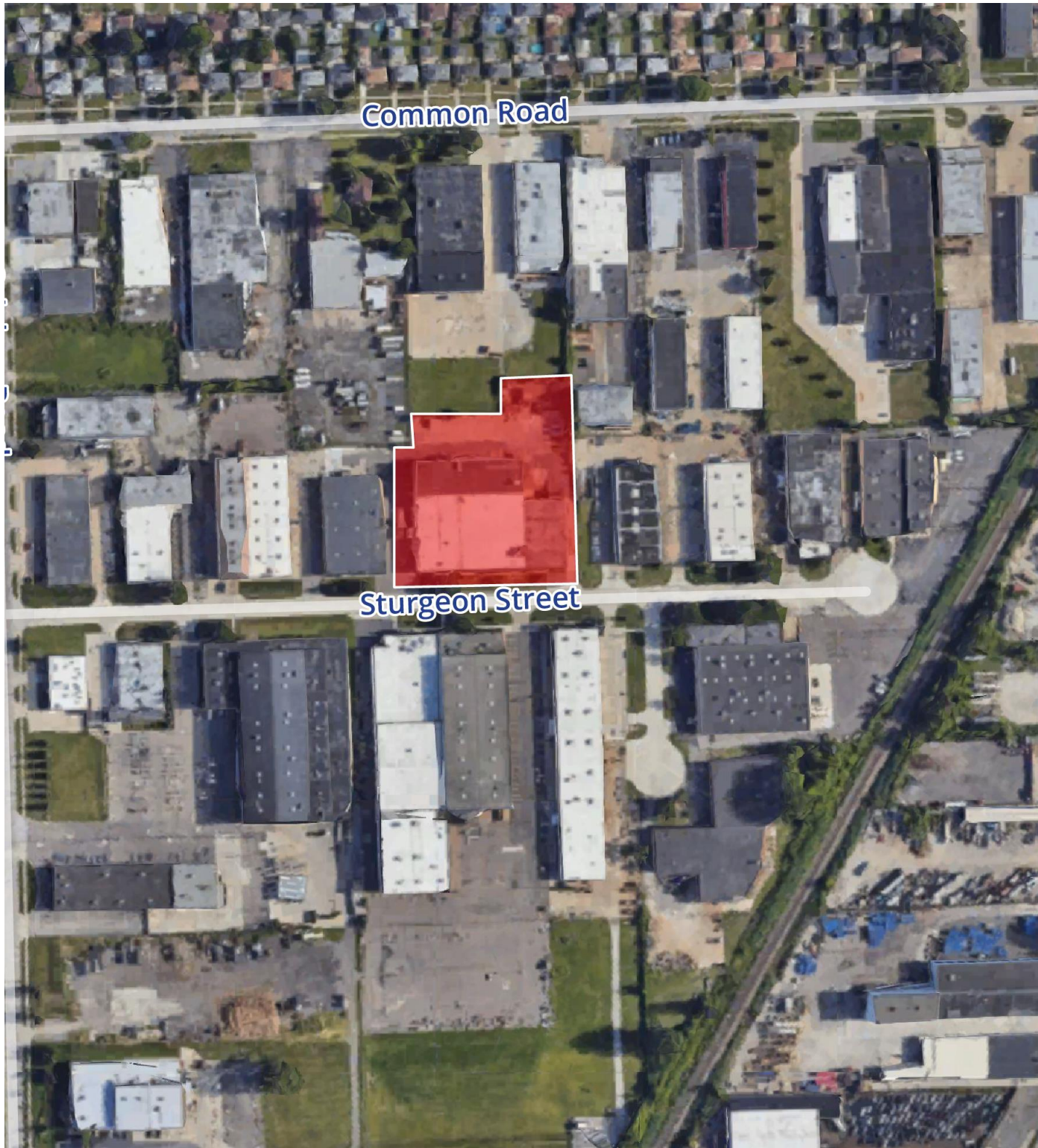
Assessor's Sketch



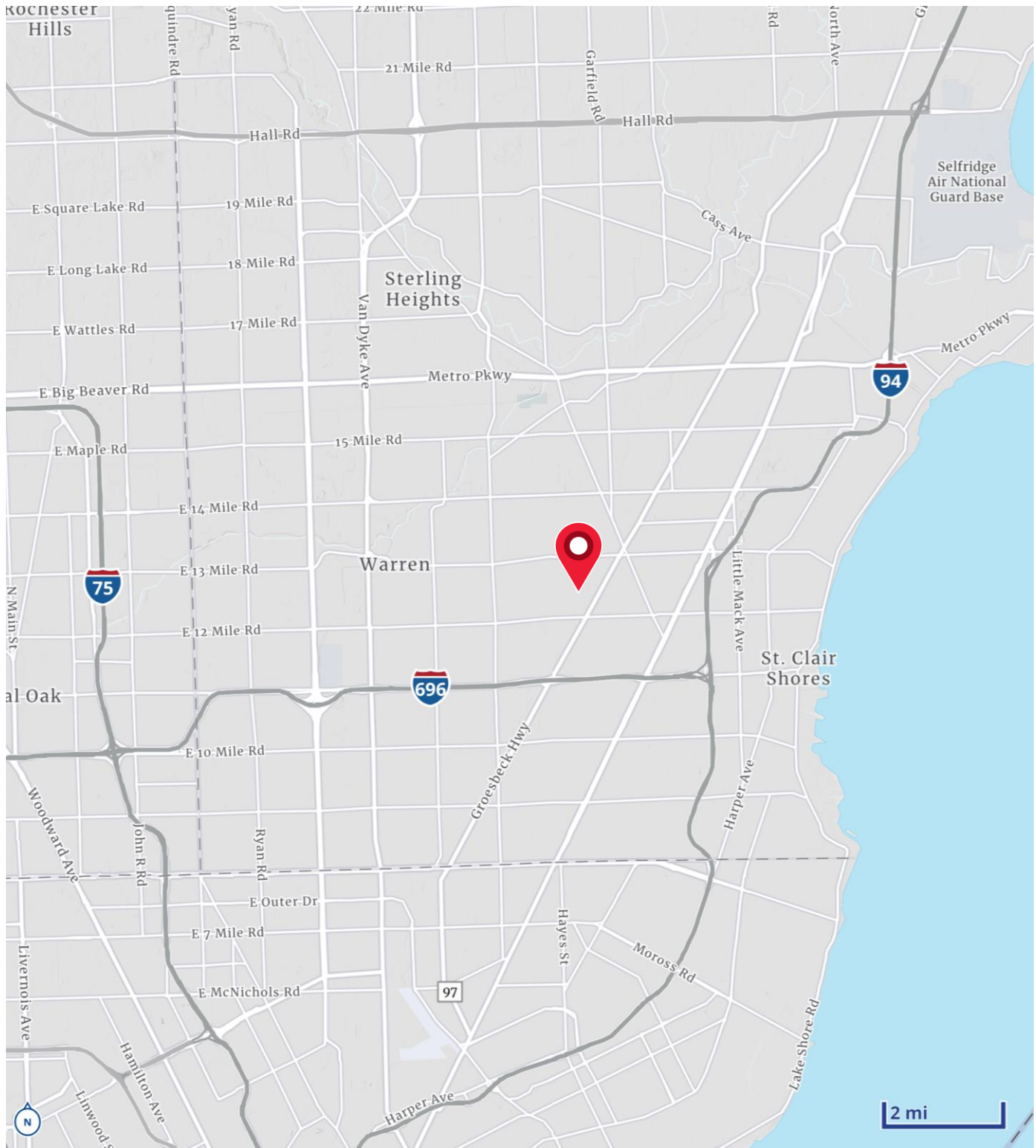
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Aerial Map



Location Map



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