

# 10500 W 8 Mile Rd

Ferndale, MI

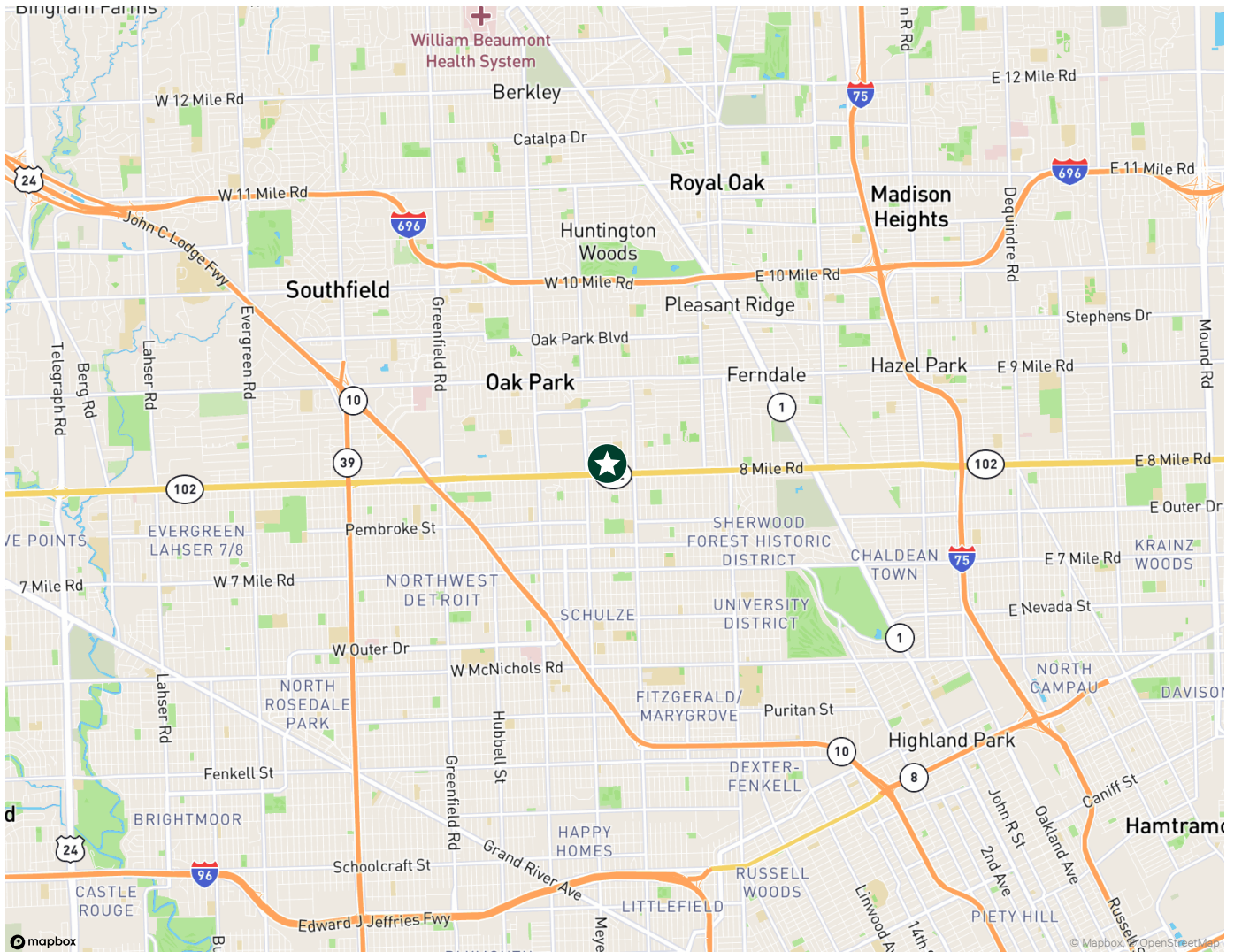
Former Car Dealership and Service Center with Extra Parking



# Property Features

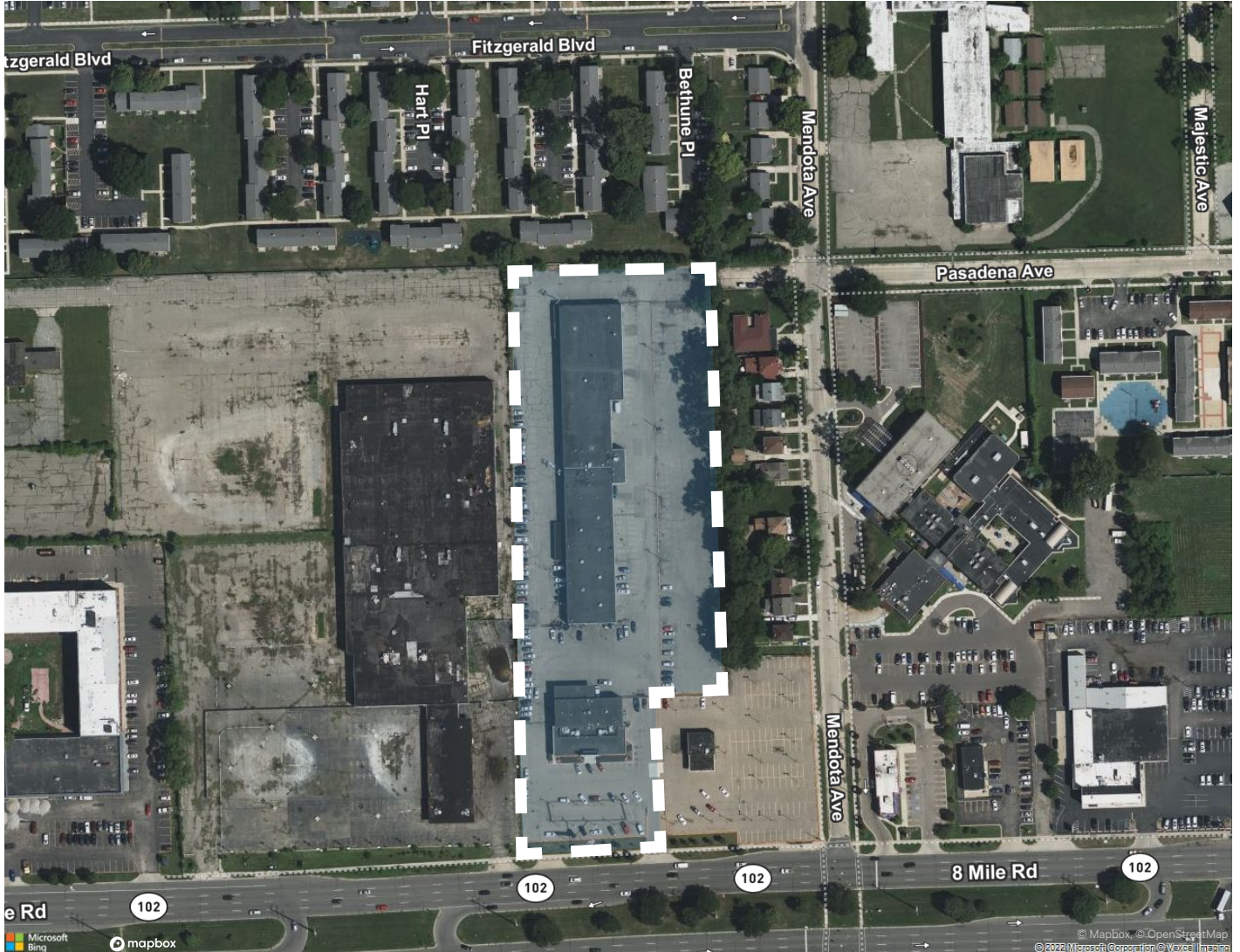
- + +/- 12,000 - 29,000 SF Available
- Office to Suit
- + 7 Grade Level Doors
- + 15' Clear Height
- + Extensive Parking
- 1.35 Acres Available for Additional Cost

**Lease Rate: Contact Listing Agent**



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# Property Aerial



## Contact Us

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**Gregg Loichinger**

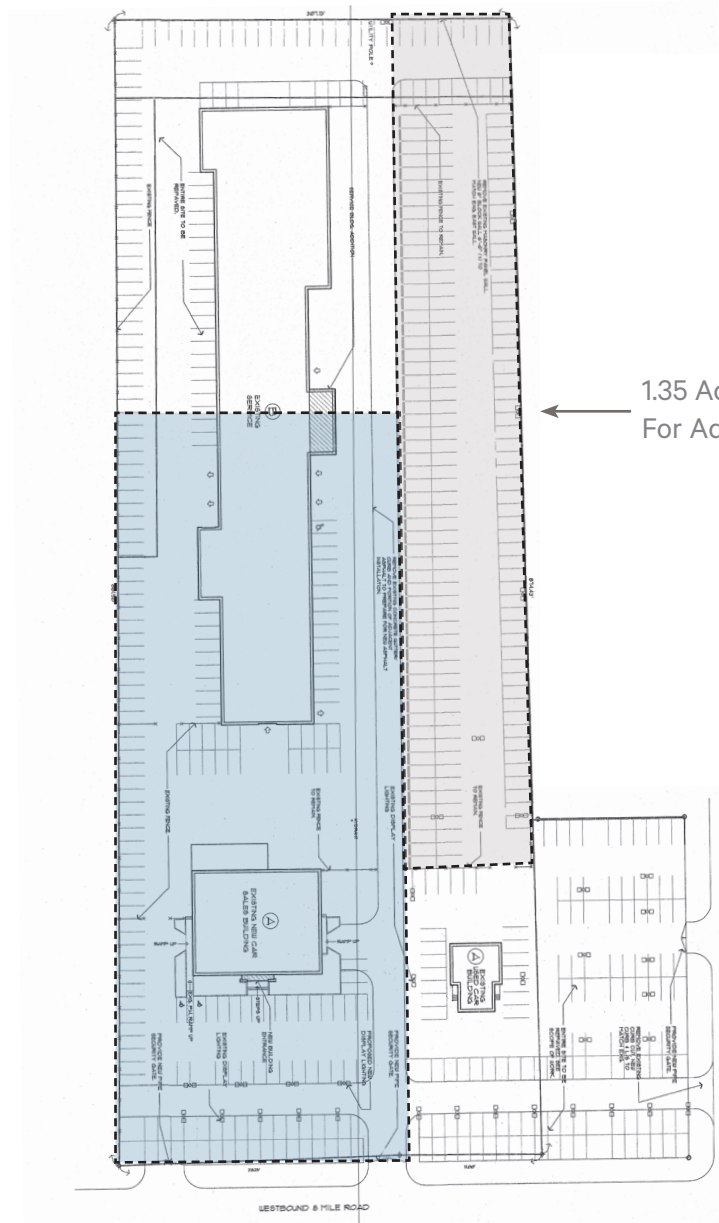
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# Site Plan



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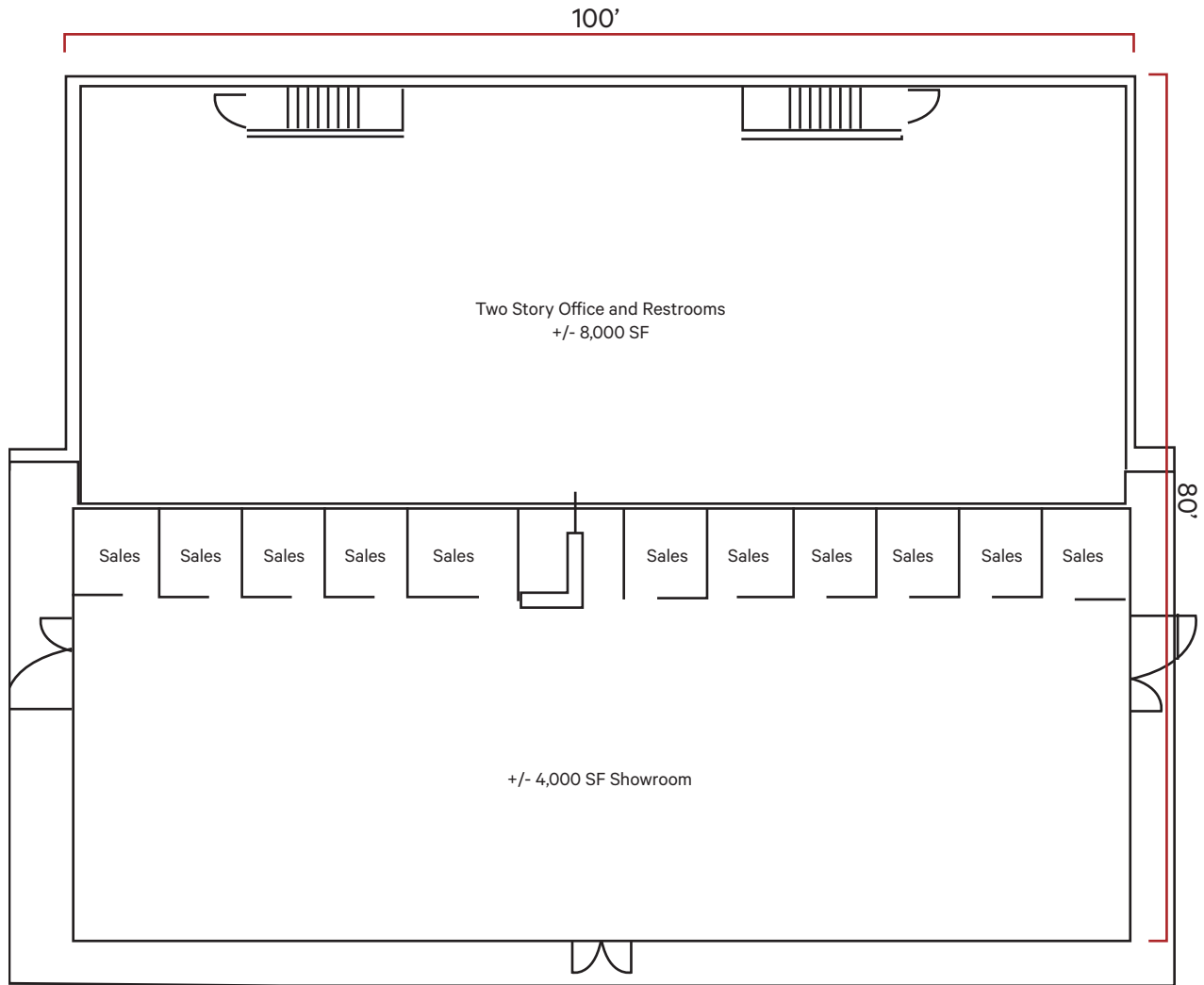
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# Floor Plan: Front Building



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# Floor Plan: Rear Building



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# Property Overview

+ Available Square Feet:  
+/- 12,000 - 29,000 SF

+ Lease Rate:  
Contact Listing Agent

+ Divisible (Min/Max):  
12,000 - 29,000 SF

+ Lease Type:  
Gross

Year Built:	1975, Renovated 2010, 2022	Parking:	70 - 300
Total Available:	+/- 12,000 - 29,000 SF	HVAC:	Office Heat Only in Shop
Available Office:	To Suit	Power:	Three Phase 1,000 Amps (TBV)
Available Shop:	+/- 15,500 SF	Restrooms:	Ample
Divisible:	Yes	Grade Level Doors:	Seven (7)
Acreage	+/- 4.25	Truckwells / Docks:	None
Floor Drains:	Yes	Cranes:	No
Ceiling Height:	15'	Spinklers	No

## Comments

+ Rear Building 70' Clear Span with Trench Drain

+ Main Road Signage On 8 Mile Road  
(+/- 55,000 VPD)

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