

Royal Oak Industrial for Lease_February 2026



5050 Leafdale Blvd

Royal Oak, Michigan 48073 (Oakland County) - Troy Area West Submarket



Warehouse

Property Summary

RBA (% Leased)	5,800 SF (10.3%)
Built	1957
Tenancy	Multiple
Available	3,010 - 5,200 SF
Max Contiguous	5,200 SF
Asking Rent	Withheld
Clear Height	14'
Drive Ins	1 total/10' w x 10' h
Docks	None
Levelers	None
Parking Spaces	1.38/1,000 SF; 8 Surface Spaces



Property Details

Land Area	0.32 AC (14,026 SF)	Zoning	L-I
Building FAR	0.41	Parcel	20-32-451-005
Crane	None		

For Lease Summary

Number of Spaces	1	% Leased	10.3%
Smallest Space	3,010 SF	Asking Rent	Withheld
Max Contiguous	5,200 SF	Industrial Available	5,200 SF
Vacant	5,200 SF		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
2	Industrial	Direct	3,010 - 5,200	5,200	Withheld	Vacant	Negotiable	-	-

Amenities

- Signage

Transportation

Parking Details	1.38/1,000 SF; 8 Surface Spaces
Traffic Volume	4,076 on Parmenter Blvd (2025); 3,921 on Meijer Dr (2025); 4,035 on Meijer Dr (2024); 4,030 on Meijer Dr (2025); 3,572 on Delemere Ave (2025); 3,786 on Delemere Ave (2024); 22,273 on Mansfield Ave (2025); 7,123 on Samoset Rd (2023); 7,048 on Samoset Rd (2025); 33,937 on E 14 Mile Rd (2024)
Commuter Rail	5 min drive 12 min drive
Airport	Windsor International 49 min drive Detroit Metro Wayne County 52 min drive



Royal Oak Industrial for Lease_February 2026

Transportation (Continued)

Walk Score ®	Somewhat Walkable (65)
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Contacts

Type	Name	Location	Phone
Recorded Owner	5050 Building Llc, The	Royal Oak, MI 48073	-
True Owner	Capaldi Building Company	Royal Oak, MI 48073	(248) 646-9700
Contacts	Fred Capaldi		

Property Notes

Completely remodeled in 2003. Image facility, all new mechanicals, ample parking.



Royal Oak Industrial for Lease_February 2026



3000 W 14 Mile Rd - Kmart Learning Center

Royal Oak, Michigan 48073 (Oakland County) - Troy Area West Submarket



Warehouse

Property Summary

RBA (% Leased)	134,628 SF (0.0%)
Built	1955
Tenancy	Multiple
Available	134,628 SF
Max Contiguous	134,628 SF
Asking Rent	\$6.50 SF/Year/NNN
Clear Height	24'
Drive Ins	None
Docks	3 exterior
Levelers	None
Parking Spaces	1.93/1,000 SF; 260 Surface Spaces



Property Details

Land Area	6.59 AC (287,060 SF)	Cross Docks	None
Building FAR	0.47	Zoning	II
Crane	None	Parcel	20-32-352-002

For Lease Summary

Number of Spaces	1	% Leased	0.0%
Smallest Space	134,628 SF	Asking Rent	\$6.50 SF/Year
Max Contiguous	134,628 SF	Service Type	Triple Net
Vacant	134,628 SF	Industrial Available	134,628 SF

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	134,628	134,628	\$6.50 NNN	Vacant	2 - 10 Years	-	-

Amenities

- Air Conditioning
- Air Conditioning
- Air Conditioning

Transportation

Parking Details	1.93/1,000 SF; 260 Surface Spaces
Traffic Volume	36,436 on E 14 Mile Rd (2022); 32,066 on E 14 Mile Rd (2020); 33,937 on E 14 Mile Rd (2024); 36,811 on Meijer Dr (2024); 33,818 on E 14 Mile Rd (2025); 4,076 on Parmenter Blvd (2025); 7,123 on Samoset Rd (2023); 7,048 on Samoset Rd (2025); 4,035 on Meijer Dr (2024); 4,030 on Meijer Dr (2025)
Commuter Rail	17 min walk 11 min drive
Airport	Windsor International 49 min drive Detroit Metro Wayne County 51 min drive



Royal Oak Industrial for Lease_February 2026

Transportation (Continued)

Walk Score ®	Somewhat Walkable (50)
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Contacts

Type	Name	Location	Phone
Recorded Owner	Ktc Royal Oak Llc	Oak Park, MI 48237	-
True Owner	Eugene S. Sherizen	Oak Park, MI 48237	(248) 581-0678
Contacts	Eugene Sherizen (248) 581-0678		
Primary Leasing	CBRE	Southfield, MI 48075	(248) 353-5400
Contacts	Lauren Scarpace (313) 319-8134, Eugene Agnone (313) 506-1668, Blake Burstein (248) 302-8961		

Property Notes

Large industrial property on 6.5 acre property with 260 parking spaces.



Royal Oak Industrial for Lease_February 2026



2020 Bellaire Ave
Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Warehouse

Property Summary

RBA (% Leased)	55,467 SF (100%)
Built/Renovated	1967/1998
Tenancy	Single
Available	55,467 SF
Max Contiguous	55,467 SF
Asking Rent	\$7.50 SF/Year/NNN
Clear Height	24'
Drive Ins	3 total/12' w x 14' h
Docks	9 exterior
Levelers	2 exterior
Parking Spaces	3.00/1,000 SF; Surface Spaces Available



Property Details

Land Area	2.30 AC (100,188 SF)	Cross Docks	None
Building FAR	0.55	Power	1,000a/240v 3p Heavy
Slab Thickness	6"	Sprinklers	Wet
Crane	None	Zoning	General Industrial
Column Spacing	60'w	Parcel	25-14-151-056 (+1 more)

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	55,467 SF	Asking Rent	\$7.50 SF/Year
Max Contiguous	55,467 SF	Service Type	Triple Net
Vacant	0 SF	Industrial Available	55,467 SF

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	55,467/5,460 Office	55,467	\$7.50 NNN	90 Days	Negotiable	9	3

Transportation

Parking Details	3.00/1,000 SF; Surface Spaces Available
Traffic Volume	3,656 on N Stephenson Hwy (2024); 3,646 on N Stephenson Hwy (2025); 18,090 on Sherry Ave (2024); 17,938 on Sherry Ave (2025); 19,916 on Derby Ave (2025); 26,540 on Stephenson Hwy (2025); 23,306 on Spoon Ave (2025); 30,852 on Stephenson Hwy (2025); 17,354 on E 12 Mile Rd (2025); 173,696 on Gardenia Ave (2025)
Commuter Rail	7 min drive 15 min drive
Airport	Windsor International 41 min drive Detroit Metro Wayne County 45 min drive



Royal Oak Industrial for Lease_February 2026

Transportation (Continued)

Walk Score ®	Somewhat Walkable (63)
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Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
O'sullivan Moving & Storage Co	1	55,467	40	Mar 2015	-

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	Co Funding Dev Llc	Farmington Hills, MI 48331	-
True Owner	L&G Construction LLC	Farmington, MI 48331	(248) 840-6081
Contacts	Ernie D'Ascenzo (248) 840-6081		
Primary Leasing	KW Commercial	Rochester, MI 48307	(248) 609-8000
Contacts	Anthony Trucano (586) 256-1322		

Property Notes

- > 10,000 – 55,467 Square Feet on 2.3 Acres
- 5,000 SF Office
- > 3 Grade Level Doors / 7 Docks
- > 22' Clear Ceiling and 60' Bays
- > Power - 1000 Amp / 240V / 3P
- > Easy Access to I-75 and I-696
- > Aggressive Lease Rate



Royal Oak Industrial for Lease_February 2026



4949 Delemere Ave

Royal Oak, Michigan 48073 (Oakland County) - Troy Area West Submarket



Warehouse

Property Summary

RBA (% Leased)	8,036 SF (100%)
Built	1972
Tenancy	Multiple
Available	6,000 SF
Max Contiguous	6,000 SF
Asking Rent	\$12.00 SF/Year/NNN
Clear Height	12'
Drive Ins	1 total/12' w x 14' h
Docks	None
Levelers	None
Parking Spaces	1.74/1,000 SF; 14 Surface Spaces



Property Details

Land Area	0.36 AC (15,682 SF)	Zoning	II
Building FAR	0.51	Parcel	20-32-377-048
Crane	None		

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	6,000 SF	Asking Rent	\$12.00 SF/Year
Max Contiguous	6,000 SF	Service Type	Triple Net
Vacant	0 SF	Industrial Available	6,000 SF

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	6,000/4,000 Office	6,000	\$12.00 NNN	30 Days	Negotiable	-	-

Amenities

- Air Conditioning
- Air Conditioning
- Air Conditioning

Transportation

Parking Details	1.74/1,000 SF; 14 Surface Spaces
Traffic Volume	4,076 on Parmenter Blvd (2025); 3,921 on Meijer Dr (2025); 4,035 on Meijer Dr (2024); 4,030 on Meijer Dr (2025); 32,066 on E 14 Mile Rd (2020); 33,937 on E 14 Mile Rd (2024); 36,436 on E 14 Mile Rd (2022); 7,048 on Samoset Rd (2025); 7,123 on Samoset Rd (2023); 22,273 on Mansfield Ave (2025)
Commuter Rail	4 min drive
	11 min drive
Airport	Windsor International
	49 min drive
	Detroit Metro Wayne County
	51 min drive



Royal Oak Industrial for Lease_February 2026

Transportation (Continued)

Walk Score ®	Somewhat Walkable (60)
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Contacts

Type	Name	Location	Phone
Recorded Owner	Sem 1 Llc	Royal Oak, MI 48073	-
Primary Leasing	Colliers	Royal Oak, MI 48067	(248) 540-1000
Contacts	Paul Gyarmati (248) 766-0392		

Property Notes

70% of building is air conditioned; seller may be willing to lease a portion of the office space.



Royal Oak Industrial for Lease_February 2026



4310 Delemere Blvd

Royal Oak, Michigan 48073 (Oakland County) - Troy Area West Submarket



Manufacturing

Property Summary

RBA (% Leased)	10,850 SF (0.0%)
Built	1961
Tenancy	Multiple
Available	4,853 - 10,850 SF
Max Contiguous	5,997 SF
Asking Rent	\$15.50 SF/Year/NNN
Clear Height	13'
Drive Ins	4 total/10' w x 12' h
Docks	None
Levelers	None
Parking Spaces	2.50/1,000 SF; 28 Surface Spaces; Covered Spaces Available



Property Details

Land Area	0.52 AC (22,651 SF)	Power	1,000a/240v Heavy
Building FAR	0.48	Zoning	II
Crane	None	Parcel	25-05-182-004

For Lease Summary

Number of Spaces	2	% Leased	0.0%
Smallest Space	4,853 SF	Asking Rent	\$15.50 SF/Year
Max Contiguous	5,997 SF	Service Type	Triple Net
Vacant	10,850 SF	Industrial Available	10,850 SF

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
A	Industrial	Direct	5,997	5,997	\$15.50 NNN	Vacant	2 - 10 Years	-	-
B	Industrial	Direct	4,853	4,853	\$15.50 NNN	Vacant	2 - 10 Years	-	-

Amenities

- Fenced Lot
- Signage

Transportation

Parking Details	2.50/1,000 SF; 28 Surface Spaces; Covered Spaces Available
Traffic Volume	4,570 on Delemere Ct (2025); 7,455 on Benjamin Ave (2025); 8,869 on Elmhurst Ave (2023); 8,846 on Elmhurst Ave (2025); 7,048 on Samoset Rd (2025); 7,123 on Samoset Rd (2023); 22,273 on Mansfield Ave (2025); 19,563 on Starr Rd (2025); 4,076 on Parmenter Blvd (2025); 25,279 on Coolidge Hwy (2024)
Commuter Rail	5 min drive 10 min drive



Royal Oak Industrial for Lease_February 2026

Transportation (Continued)

Airport	Windsor International	49 min drive
	Detroit Metro Wayne County	51 min drive
Walk Score ®	Somewhat Walkable (63)	

Contacts

Type	Name	Location	Phone
Recorded Owner	Think Tank 4 Llc	Ferndale, MI 48220	-
True Owner	Gerard G. Phillips	Ferndale, MI 48220	(248) 549-4069
Contacts	Gerard Phillips (313) 861-0066		
Primary Leasing	Colliers	Royal Oak, MI 48067	(248) 540-1000
Contacts	Joe Royer (248) 535-9594, Paul Gyarmati (248) 766-0392, Bryan Barnas (810) 623-8013		
Sales	Colliers	Royal Oak, MI 48067	(248) 540-1000
Contacts	Joe Royer (248) 535-9594, Paul Gyarmati (248) 766-0392, Bryan Barnas (810) 623-8013		

Property Notes

4800 sqft of the 10,850 is available for occupancy. The balance of the space 6050 has a tenant in place exposure.

Taxes: \$.95



Royal Oak Industrial for Lease_February 2026



313 E Hudson Ave - Building C

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Warehouse

Property Summary

RBA (% Leased)	12,513 SF (0.0%)
Built	2001
Tenancy	Multiple
Available	12,513 SF
Max Contiguous	12,513 SF
Asking Rent	\$12.50 SF/Year/NNN
Drive Ins	1 total/10' w x 10' h
Docks	1 exterior
Levelers	1 exterior



Property Details

Land Area	2.49 AC (108,464 SF)	Sprinklers	ESFR
Building FAR	0.12	Zoning	IND
Crane	None	Parcel	25-22-302-035
Cross Docks	None		

For Lease Summary

Number of Spaces	1	Asking Rent	\$12.50 SF/Year
Smallest Space	12,513 SF	Service Type	Triple Net
Max Contiguous	12,513 SF	CAM	\$1.11/SF
Vacant	12,513 SF	Industrial Available	12,513 SF
% Leased	0.0%		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	12,513	12,513	\$12.50 NNN	Vacant	Negotiable	-	-

Amenities

- Fenced Lot

Transportation

Traffic Volume	407 on S Troy St (2025); 382 on S Troy St (2024); 358 on S Troy St (2020); 408 on S Troy St (2021); 362 on S Troy St (2025); 4,450 on Irving Ave (2025); 577 on E 6th St (2021); 554 on E 6th St (2025); 562 on E 6th St (2024); 2,039 on S Center St (2025)
Commuter Rail	15 min walk
	14 min drive
Airport	Windsor International
	42 min drive
	Detroit Metro Wayne County
	47 min drive



Royal Oak Industrial for Lease_February 2026

Transportation (Continued)

Walk Score ®	Very Walkable (86)
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Contacts

Type	Name	Location	Phone
Recorded Owner	Royal Oak Mini Storage Llc	Royal Oak, MI 48067	-



Royal Oak Industrial for Lease_February 2026

7

115-203 E Hudson Ave

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket

★★★★☆

Warehouse

Property Summary

RBA (% Leased)	16,000 SF (100%)
Built	1978
Tenancy	Multiple
Available	4,000 - 16,000 SF
Max Contiguous	16,000 SF
Asking Rent	Withheld
Clear Height	16'
Drive Ins	6 total
Levelers	None
Parking Spaces	1.56/1,000 SF; 25 Surface Spaces



Property Details

Land Area	1.01 AC (43,996 SF)	Zoning	Light Ind
Building FAR	0.36	Parcel	25-22-301-006
Sprinklers	ESFR		

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	4,000 SF	Asking Rent	Withheld
Max Contiguous	16,000 SF	Industrial Available	16,000 SF
Vacant	0 SF		

Available Spaces

Suite	Use	Type	SF Available	Building Contiguous	Rent/SF/Year	Occupancy	Term	Docks	Drive Ins
-	Industrial	Direct	4,000 - 16,000	16,000	Withheld	30 Days	Negotiable	-	-

Transportation

Parking Details	1.56/1,000 SF; 25 Surface Spaces
Traffic Volume	11,009 on W Hudson Ave (2025); 11,102 on W Hudson Ave (2024); 382 on S Troy St (2024); 358 on S Troy St (2020); 362 on S Troy St (2025); 408 on S Troy St (2021); 407 on S Troy St (2025); 10,247 on W Harrison Ave (2025); 768 on W 7th St (2025); 636 on W 6th St (2025)
Airport	Windsor International 42 min drive Detroit Metro Wayne County 47 min drive
Walk Score ®	Walker's Paradise (92)

Contacts

Type	Name	Location	Phone
Recorded Owner	Hudson Ro Llc	-	-
True Owner	Murray, William G and Kelly A	Seminole, FL 33776	(610) 370-4011



Royal Oak Industrial for Lease_February 2026

Contacts (Continued)

Type	Name	Location	Phone
Contacts	William Murray (610) 570-2233		
Primary Leasing	Colliers	Royal Oak, MI 48067	(248) 540-1000
Contacts	John Salsberry (248) 226-1636		

Property Notes

Highly desired Royal Oak Location. Near I-696. 16' Clear.



Royal Oak Industrial for Lease_February 2026

**330-332 E Lincoln Ave**

Royal Oak, Michigan 48067 (Oakland County) - Royal Oak Submarket



Light Distribution

Property Summary

RBA (% Leased)	30,893 SF (100%)
Built/Renovated	1950/1985
Tenancy	Multiple
Available	5,231 SF
Max Contiguous	5,231 SF
Asking Rent	Withheld
Clear Height	24'
Drive Ins	1 total
Levelers	None
Parking Spaces	2.57/1,000 SF; 100 Surface Spaces; Covered Spaces Available



Property Details

Land Area	2.05 AC (89,298 SF)	Zoning	II
Building FAR	0.35	Parcel	25-22-302-032
Slab Thickness	6"		

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	5,231 SF	Asking Rent	Withheld
Max Contiguous	5,231 SF	Industrial Available	5,231 SF
Vacant	5,231 SF		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	100	Industrial	Sublet	5,231	5,231	5,231	Withheld	Vacant	Thru May 2026

Transportation

Parking Details	2.57/1,000 SF; 100 Surface Spaces; Covered Spaces Available		
Traffic Volume	407 on S Troy St (2025); 382 on S Troy St (2024); 358 on S Troy St (2020); 362 on S Troy St (2025); 408 on S Troy St (2021); 577 on E 6th St (2021); 554 on E 6th St (2025); 562 on E 6th St (2024); 1,911 on E 6th St (2023); 1,892 on E 6th St (2025)		
Airport	Detroit City		23 min drive
	Detroit Metro Wayne County		42 min drive
Walk Score ®	Very Walkable (89)		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Elephant & Co	1	8,160	-	Oct 2024	-



Royal Oak Industrial for Lease_February 2026

Tenants (Continued)

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Medkinect	1	6,469	5	Mar 2016	-
Livio	2	2,693	19	Jul 2015	-
7thsense Design	1	500	-	Oct 2025	-
Eastern Market Brewing Company	1	500	10	Dec 2021	-

Showing 5 of 5 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	332 Lincoln, LLC	Grosse Pointe Shores, MI 48236	-
True Owner	Gregory Cooksey	Detroit, MI 48236	(313) 378-1466
Contacts	Gregory Cooksey (313) 378-1466		
Primary Leasing	CG Emerson Real Estate Group	Royal Oak, MI 48067	(248) 770-5533
Contacts	Evan Kass (248) 770-5533		

