



Industrial For Sale or Lease

Property Name: TRW
Location: 49081 Wixom Tech Drive
City, State: Wixom, MI
Cross Streets: E. of Wixom Rd.
County: Oakland
Zoning: M-1

BUILDING SIZE / AVAILABILITY

Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	36,810	Available Shop Sq. Ft.:	24,527
Available Sq. Ft.:	36,810	Available Office Sq. Ft.:	11,050
		Office Dim:	N/A
		Shop Dim:	N/A

PROPERTY INFORMATION

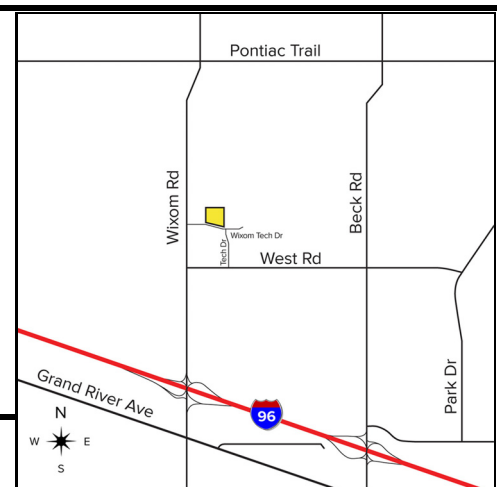
Freestanding:	Yes	Year Built:	1998
Clear Height:	24'	Rail:	No
Grade Level Door(s):	1: 12 x 14	Security:	yes
Truckwells or Docks:	2	Interior:	No
Exterior Construction:	N/A	Lighting:	N/A
Structural System:	N/A	Bay Sizes:	N/A
Air-Conditioning:	7 RTU/Split Sys	Restrooms:	Yes
Heating:	5 Unit Heaters	Cranes:	No
Availability:	Immediately	Parking:	102
Power (Amps/Volts):	1200 Amps, 480 Volts, 3-Phase	Roof:	N/A
		Floors:	N/A
		Floor Drains:	No
		Acreage:	2.500
		Land Dimensions:	N/A

PRICING INFORMATION

Lease Rate:	TBD	Mthly Rate:	TBD	Deposit:	N/A
Lease Type:	NNN	Lease Term:	N/A	TD:	N/A
Sale Price:	TBD	Taxes:	\$22,737.67 (2019/20)	Parcel #:	96-22-05-351-004
Imprv Allow:	N/A	Options:	N/A	Assessor #:	N/A
Tenant Responsibility:	N/A				

COMMENTS

High image building formerly occupied by TRW with upscale offices and air-conditioned shop. Shop offices/lab can be removed. Includes: 24' clear height, 1,000 amps, 3-phase power, 2 truckwells, (1) 12'x14' grade level door, epoxy floor, painted warehouse walls and roof deck, air compressor lines and shop restrooms. Parking on three sides of the building. Taxes in 2019 only \$0.66/sf.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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