

2655-2683 ORCHARD LAKE RD.
SYLVAN LAKE, MICHIGAN

INDUSTRIAL FOR SALE OR LEASE
2,500–13,300 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

ORCHARD LAKE COMMERCE PARK

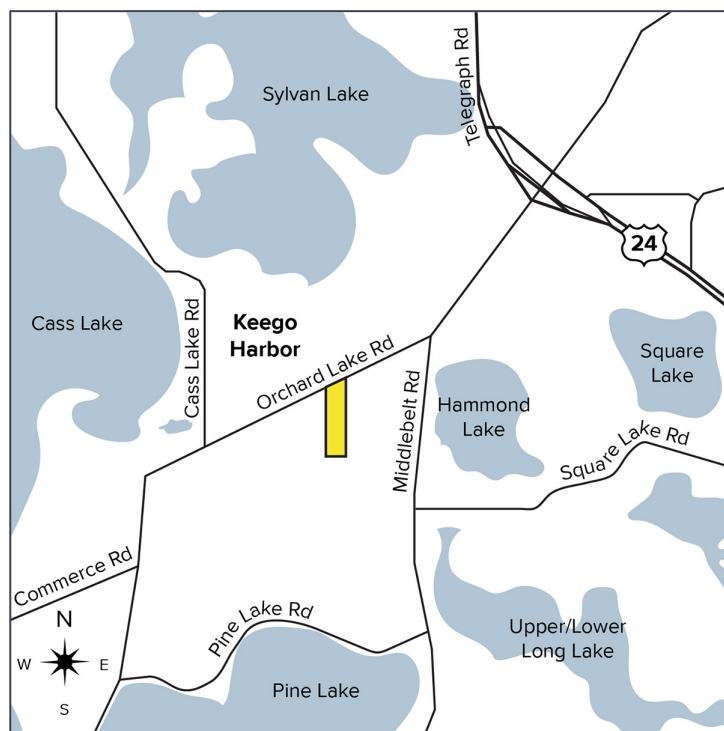


VIEW INSIDE



PROPERTY FEATURES

- Front Unit (Former Nikolas Motorparts) Now Available (10,800 – 13,300 sq. ft.)
- 2,500-13,300 square feet available
- 2 building park for sale (81,676 sq. ft.)
- 83% occupancy rate
- Overhead doors vary per unit
- Zoned Light Industrial (I1)
- Professionally managed light industrial complex
- Ideal for **car enthusiasts and other auto and boat related needs**, and many other light industrial uses
- Excellent main road frontage on Orchard Lake
- Convenient parking
- Contact Broker for Lease Rates
- Sale Price: \$4,600,000 (\$56.42/sq.ft.)



For more information, please contact:

CHRISTOPHER D'ANGELO
(248) 948 0109
cdangelo@signatureassociates.com

DAVE MILLER
(248) 948 4183
dmiller@signatureassociates.com

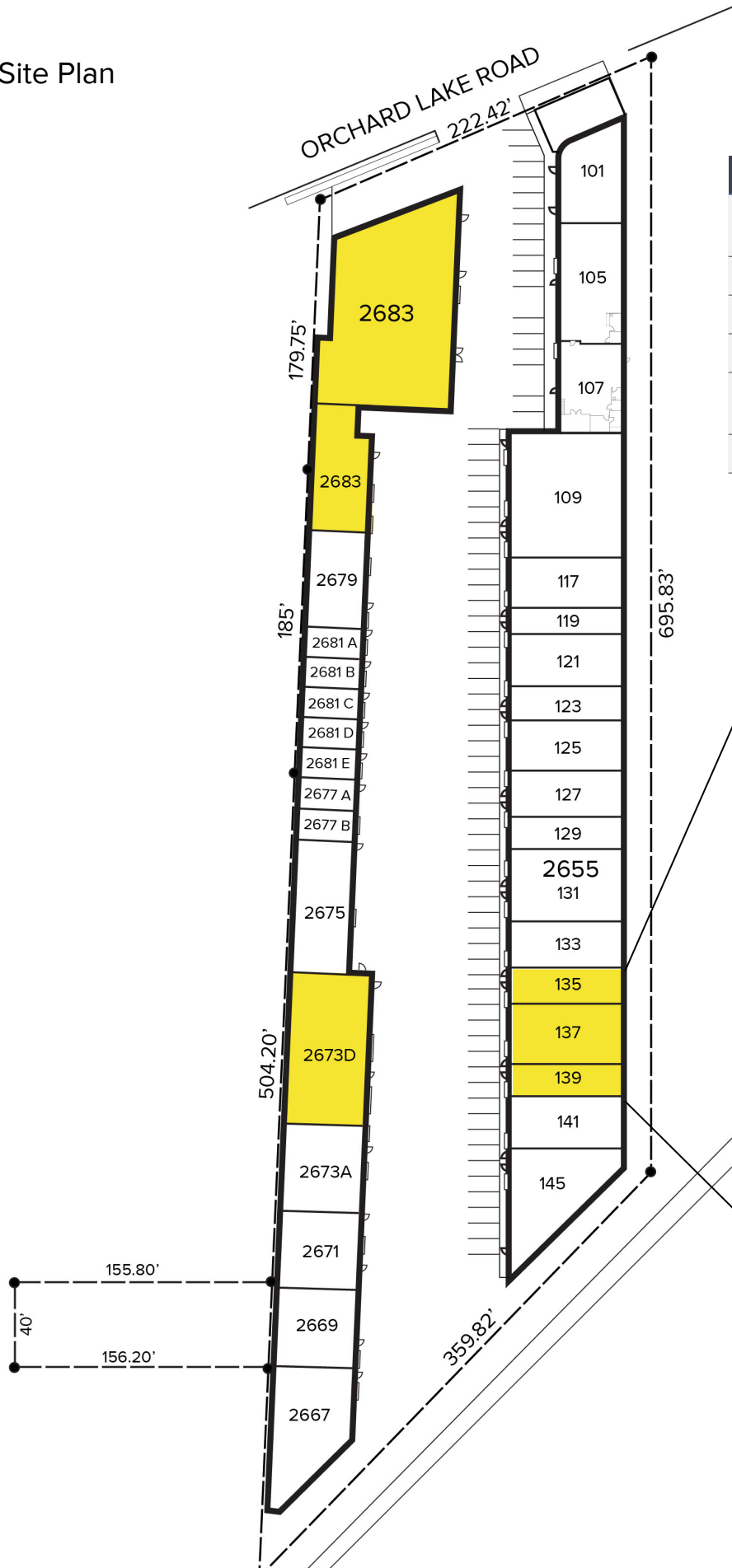
SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

2655-2683 Orchard Lake Rd. – Sylvan Lake, MI

Industrial For Sale or Lease

2,500-13,300
Square Feet
AVAILABLE

Site Plan



2683 ORCHARD LAKE AVAILABILITY

| SUITE | SQ. FT./ OFFICE | OVERHEAD DOOR |
|----------------------|-------------------------|---------------|
| Unit 2673 D* | 2,675/0 | 2 |
| Unit 2683 A | 10,800 | 3 |
| Unit 2683 B | 2,500 | 2 |
| Unit 2683 (combined) | 2,500 / 10,800 / 13,300 | 5 |
| Unit 135-139 | 5,700/0 | 3 |



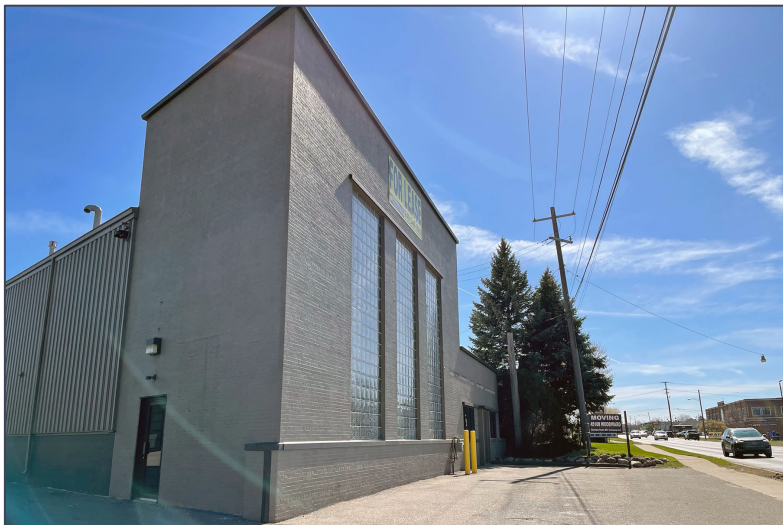
SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS

2655-2683 Orchard Lake Rd. – Sylvan Lake, MI

Industrial For Sale or Lease

2,500-13,300
Square Feet
AVAILABLE

Unit 2683A Exterior



Unit 2683A Interior



For more information, please contact:

CHRISTOPHER D'ANGELO

(248) 948 0109

cdangelo@signatureassociates.com

DAVE MILLER

(248) 948 4183

dmiller@signatureassociates.com

SIGNATURE ASSOCIATES

One Towne Square, Suite 1200

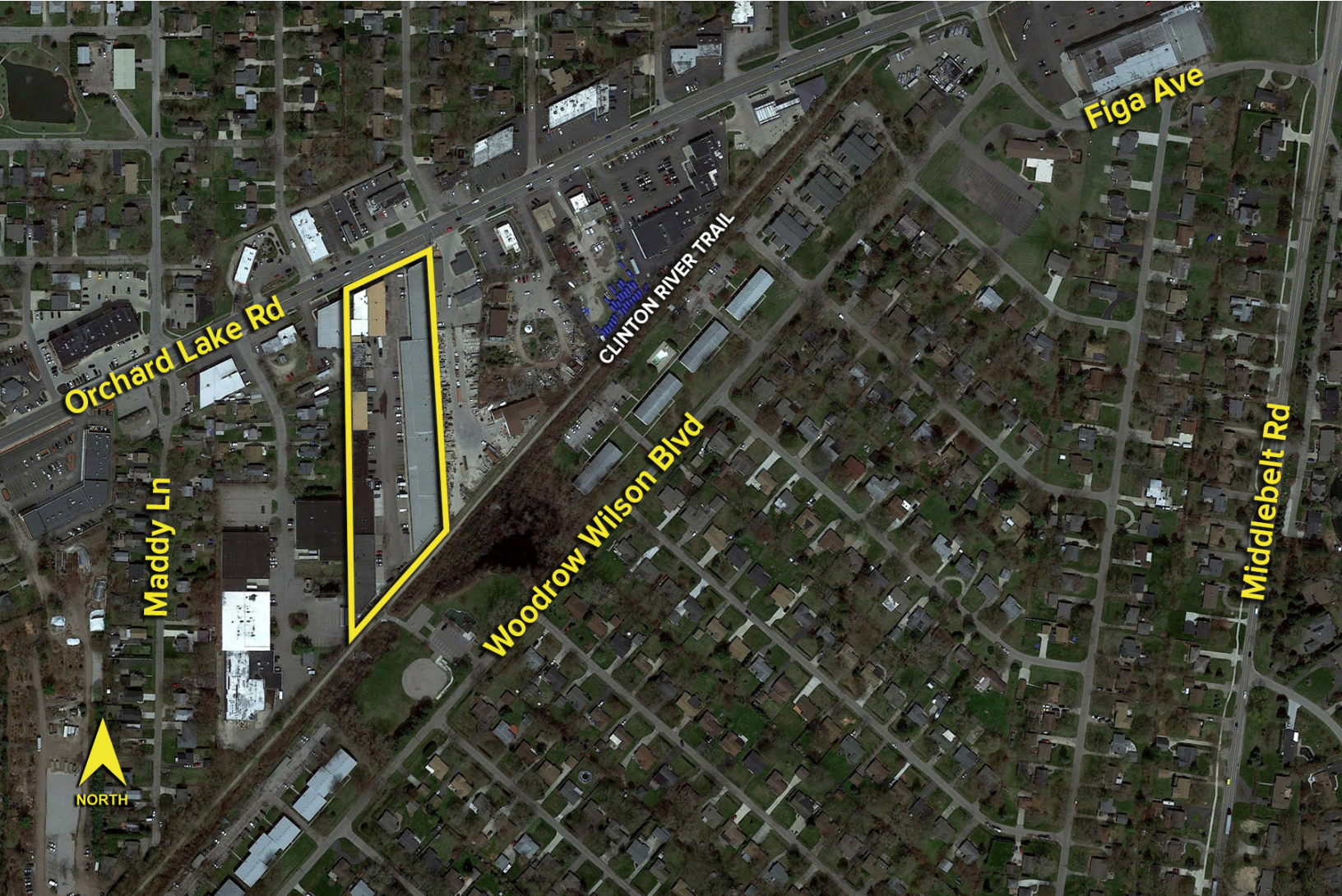
Southfield, MI 48076

www.signatureassociates.com

2655-2683 Orchard Lake Rd. – Sylvan Lake, MI
Industrial For Sale or Lease

2,500-13,300
Square Feet
AVAILABLE

Aerial



For more information, please contact:

CHRISTOPHER D'ANGELO
(248) 948 0109
cdangelo@signatureassociates.com

DAVE MILLER
(248) 948 4183
dmiller@signatureassociates.com

SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.