



Investment Sale - Hi-Tech

Property Name:
Location: 2455 Featherstone Road
City, State: Auburn Hills, MI
Cross Streets: N. Opdyke Rd.
County: Oakland
Zoning: Lt. Industrial

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 42,597	Building Type: Built	Office Dim: N/A
Occupancy Rate: N/A	Mezzanine: N/A	Shop Dim: N/A

PROPERTY INFORMATION

Freestanding: Yes	Year Built: 2001
Clear Height: 24'	Sprinklers: Yes
Grade Level Door(s): 2: 12 x 14	Signage: Yes, Main Road
Truckwells or Docks: 1	Exterior: Yes
Exterior Construction: Split Face	Roof: Membrane
Structural System: Steel	Floors: 6" Reinf. Conc.
Air-Conditioning: 100%	Floor Drains: No
Heating: HVAC	Acreage: 2.160
Availability: Immediately	Land Dimensions: Irregular
Power (Amps/Volts): 2000 Amps, 480 Volts, 3-Phase, Heavy	
Restrooms: 4	
Cranes: No	
Parking: 72 +/-	

PRICING INFORMATION

Sale Price: \$5,000,000 (\$117.38/sqft)	Cap Rate: N/A	TD: N/A
Taxes: \$61,373.66 (2020)	Deposit: N/A	Assessor #: N/A
Parcel #: 14-23-377-005		Options: N/A
Tenant Responsibility: N/A		

COMMENTS

100% air conditioned and elevator to 2nd floor. 6,089 sq. ft. office on 2nd floor. 2021 NOI \$308,646.15 with 3% escalations. 7-year lease with a termination right after the 5th year. In the heart of the Auburn Hills corridor just off I-75 and M-59 across from Stellantis World HQ.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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