

FOR LEASE

30553 South Wixom Road, Suite 300

Wixom, Michigan



PROPERTY FEATURES

- +/- 6,464 SF Available
- New Buildout and Renovation
- Excellent Freeway Access
- 100 Car Parking
- Main Road Frontage
- Flexible Layout
- Immediate Occupancy



FOR DETAILS CONTACT

SCOTT LYONS

scott.lyons@lee-associates.com

(248) 909-8180

www.LEE-ASSOCIATES.COM

26211 Central Park Blvd., Suite 612 | Southfield, Michigan 48076

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

LOCAL EXPERTISE. NATIONAL REACH. WORLD CLASS.



COMMERCIAL REAL ESTATE SERVICES

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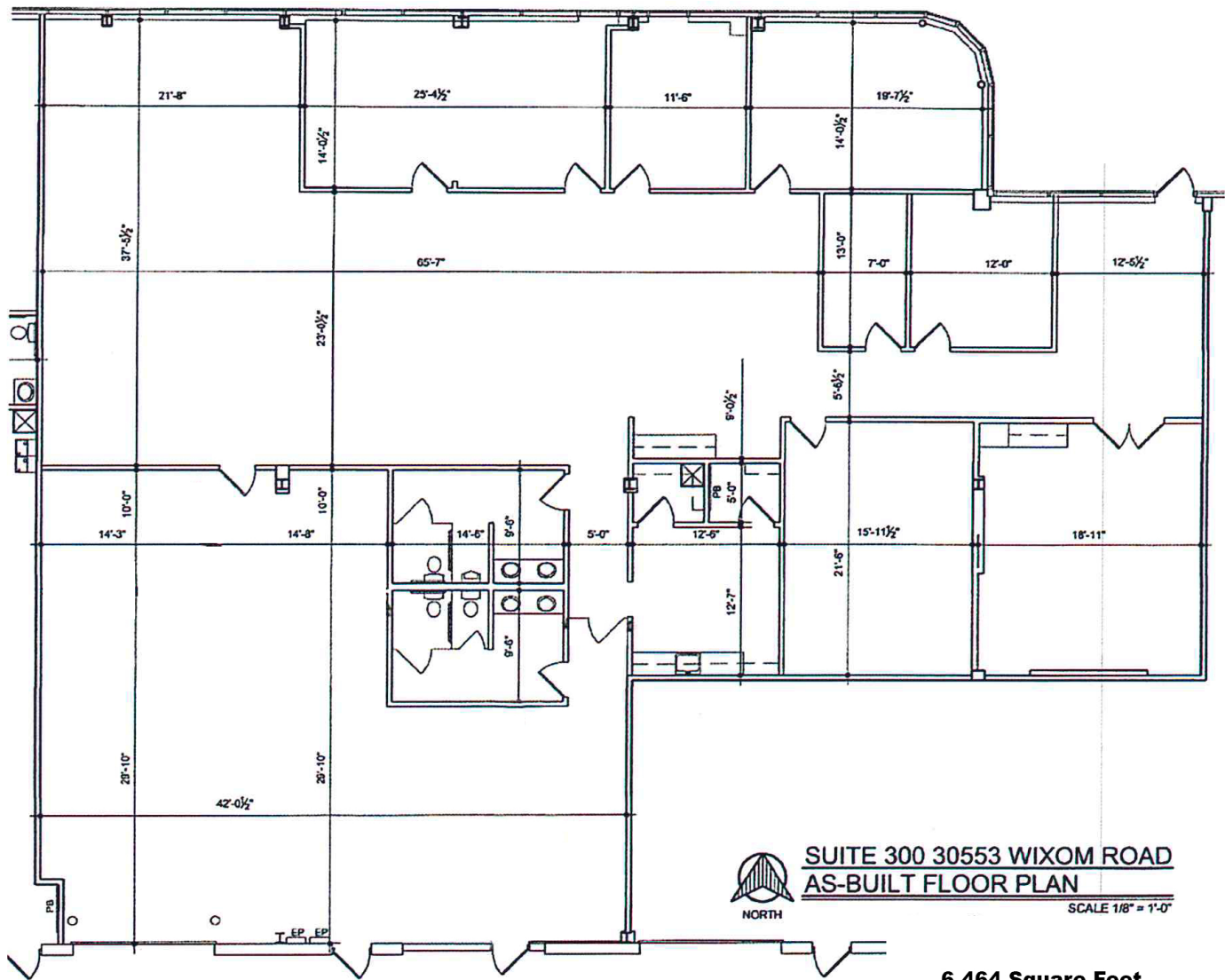
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 **LEE &
ASSOCIATES®**
COMMERCIAL REAL ESTATE SERVICES

30553 South Wixom Road, Suite 300

Wixom, Michigan



SUITE 300 30553 WIXOM ROAD
AS-BUILT FLOOR PLAN

SCALE 1/8" = 1'-0"



NORTH

6,464 Square Feet

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COMMERCIAL REAL ESTATE SERVICES

30553 S. Wixom Rd., Suite 300 Wixom, MI 48393



Property Type: Industrial
Available SF: 6,464
Land Size (Acres): 2.74
Market: SE Michigan
Submarket: SW Oakland
County: Oakland

Availability Details

Building SF: 26,041
Available SF: 6,464
Industrial SF: 1,850
Office SF: 4,614
Asking Lease Rate: \$8.95 / SF NNN

Transaction Type: Lease

Comments

Availability Comments: Attractive high tech space. Great freeway access. Competitive lease rates available. One mile from I-96 Freeway. Good visibility with attractive façade. CAT-5E Ethernet already installed. Immediate occupancy. Extensive glass line. Exterior heavy parking available.

Building & Construction Details

Feature	Property	Space	Feature	Property	Space
Building Class:	A		Construction Type:		
# Floors:	1		Exterior Type:		
# Units			Building/Construction Quality:		
# of Buildings:	1		Physical Condition:	Excellent	Excellent
Primary Use:	Flex	Flex	Building/Construction Appeal:		
Secondary Use:	Office	Office	Roof Type:	Standing Seam	
Center Type:			Roof Age:		
Construction Status:	Existing		Skylight:		
Year Built:	2002		Deck:	Standing Seam Metal	
Date Built:			Floor Type:	Concrete	
Year Refurbished:	2017		Floor Thickness (inches):	6.00	
Current Occupancy %			Heat:		
Multi-Tenant:	Yes		AC:		
Corporate HQ:	Yes		Lighting:	Metal Halide	Metal Halide
Spec/BTS:			Sprinkler:	No	No
Spec SF:			Security:		
Flex:	Yes		Restroom:		2
Condominium:	No		Shower:		
Space Build Out:			Lobby:		
Building Dimensions (LxW):			Signage:	Yes	
Typical Floorplate SF (Min):			# Passenger Elevators:		
Typical Floorplate SF (Max):			# Freight Elevators:		
Core Factor:			LEED Certification:		
Load Factor:			Handicapped Accessible (ADA):	Yes	Yes
Floor Area Ratio:					

Elevator Comments:

Clearance, Dock & Door

	Property	Space		Property	Space
Ceiling Height:		20'0"	# GL/DID:	4	1
Bay/Column Size(WxD):		20'0"	GL/DID Dim.(HxW):	12 x 14	12x14
Column Spacing:			# DH/Truck-Level Doors:		
# Int. Docks:			Truckwell Size:		
# Int. Levelers:			Trailer Spots:		
# Ext. Docks:			Truck Turning Radius:		
# Ext. Levelers:			# Rail Doors:		
Cross-docked:	No	No	Total Doors:	4	1

Property Loading & Door Comments: Grade level loading access at the rear of the building.

Space Loading & Door Comments:

Parking

	Property	Space		Property	Space
# Spaces:	100	30	Monthly Rate:		
Parking Ratio:	8-1000	8-1000	# Uncovered Spaces:		
# Covered Spaces:			Monthly Rate (\$):		

Parking Comments: The building has heavy parking and can accommodate up to 100% office users.

Site					
Property		Space		Property	
Land Size (Acres):	2.74	Land Size (Acres):	2.74	Permitted FAR:	
Land SF:	119,442	Land SF:	119,442	Development Capacity:	
Land Usable Acres:		Land Usable Acres:		Yard Type:	
Land Usable SF:		Land Usable SF:		Yard SF:	
Max Contiguous SF:		Max Contiguous SF:		Zoning:	Light Industrial
Max Contiguous Acres:		Max Contiguous Acres:		Site Condition/Quality:	
Lot Dimensions (LxW):		Lot Dimensions (LxW):		Topography:	
Floodplain:		Floodplain:		Site Shape:	
Density:		Density:		Access:	
Permitted SF:		Permitted SF:		Visibility:	Wixom Road
Buildable SF:		Buildable SF:		Frontage:	900 Feet

Additional Site/Parcel Information Comments:

Frontage Traffic Count Comments: Main Road Exposure

Utilities					
Property		Space		Property	
Gas:	Public	Gas:		Phase:	3
Water:	Public	Water:		Power Supplier:	
Sewer:	Public	Sewer:		Phone:	
Power:		Power:		Cable:	
Amps:	1000	Amps:	400	Broadband:	
Volts:	220	Volts:	220	Broadband Supplier:	

Utility Comments:

Contacts for this Availability					
Role	Company	Name	Phone	Email	
Listing Broker	Lee & Associates of MI	Scott Lyons	248.567.8002	scott.lyons@lee-associates.com	