



Industrial For Sale or Lease

Property Name:

Location: 3295 Lapeer Road West
City, State: Auburn Hills, MI
Cross Streets: North End of Lapeer Road West & I-75
County: Oakland
Zoning: Lt. Industrial

BUILDING SIZE / AVAILABILITY

| | | | |
|--------------------------------|------------------|----------------------------------|------------------|
| Building Type: | Build-to-Suit | Mezzanine: | N/A |
| Total Building Sq. Ft.: | 149,170 | Available Shop Sq. Ft.: | 63,948 - 149,170 |
| Available Sq. Ft.: | 63,948 - 149,170 | Available Office Sq. Ft.: | 0 |
| | | Office Dim: | N/A |
| | | Shop Dim: | N/A |

PROPERTY INFORMATION

| | | | |
|-------------------------------|-----------------|-------------------------|-----------------|
| Freestanding: | Yes | Year Built: | 2024 |
| Clear Height: | 32' | Rail: | No |
| Grade Level Door(s): | 3: 14 x 16 | Security: | By Tenant |
| Truckwells or Docks: | 10 | Interior: | No |
| Exterior Construction: | N/A | Lighting: | Standard |
| Structural System: | N/A | Bay Sizes: | 60 x 50 |
| Air-Conditioning: | Central Rooftop | Restrooms: | To Suit |
| Heating: | Gas | Cranes: | Yes, Possible |
| Availability: | 12 Months | Parking: | 274 |
| Power (Amps/Volts): | TBD | Roof: | Rubber |
| | | Floors: | Reinf. Concrete |
| | | Floor Drains: | TBD |
| | | Acreage: | 19.840 |
| | | Land Dimensions: | Irregular |

PRICING INFORMATION

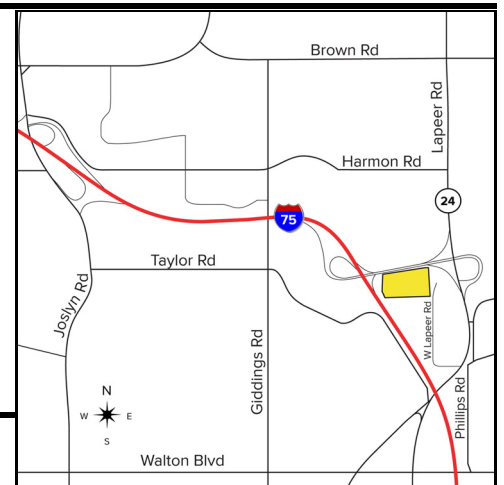
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|-------------------------------|-----|--------------------|--------------------|--------------------|---------------|
| Lease Rate: | TBD | Mthly Rate: | TBD | Deposit: | 2 Months |
| Lease Type: | NNN | Lease Term: | 7-10 Year(s) | TD: | N/A |
| Sale Price: | TBD | Taxes: | \$23,365.78 (2020) | Parcel #: | 14-11-126-005 |
| Imprv Allow: | N/A | Options: | N/A | Assessor #: | N/A |
| Tenant Responsibility: | N/A | | | | |

COMMENTS

Proposed industrial speculative building. Exceptional, high image parcel with I-75 signage. Will build-to-suit for sale or lease 149,170 sq. ft. Tax abatement possible. Graded, incoming bridge built, retention pond graded. Approximately 11.3 +/- usable net acres. Could have building ready in a year.

Configurations could be:

- 160,282 sq. ft. with 2 story office
- 149,170 sq. ft. with 20,921 sq. ft. office
- 63,948 sq. ft. with up to 7,072 sq. ft. office - 2 truckwells, 1 grade level doors
- 85,222 sq. ft. with up to 10,652 sq. ft. office - 8 truckwells, 2 grade level doors



Broker: SIGNATURE ASSOCIATES

Agent(s):

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