

# FOR LEASE

50785 PONTIAC TRAIL  
WIXOM, MI 48393



## PROPERTY FEATURES:

- 15,125 SF with 2,300 SF office
- 22' - 24' clear height in shop
- Truckwell with leveler
- Two 12' x 14' grade doors
- End unit fronting Pontiac Trail
- Good access to I-96
- Energy efficient lighting and heating systems



## FOR MORE INFORMATION PLEASE CONTACT:

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<b>BUILDING SF:</b>	60,300 SF
<b>AVAILABLE SF:</b>	15,125 SF
<b>OFFICE SF:</b>	2,300 SF
<b>LAND SIZE:</b>	4.0
<b>COUNTY:</b>	OAKLAND
<b>CROSS STREETS:</b>	WIXOM ROAD & PONTIAC TRAIL

## SITE

LAND (ACRES):	4.0
PARCEL NUMBER:	22-06-100-005
ZONING:	LIGHT INDUSTRIAL

## GENERAL

PARKING SPACES:	N/A
PARKING RATIO:	1.5
PARKING TYPE:	SURFACE

## PRICING & AVAILABILITY

LEASE RATE:	\$6.25 SF/YR (NNN)
LEASE TYPE:	NNN
MIN AVAILABLE SF:	± 15,125 SF
MAX SPACE AVAILABLE:	± 15,125 SF
OCCUPANCY:	MULTIPLE

## BUILDING INFORMATION

TYPE:	INDUSTRIAL
CONSTRUCTION TYPE:	MASONRY
YEAR BUILT:	1997
STORIES:	1
LIGHTING:	LED
HEATING:	RADIANT TUBE
SPRINKLER:	YES
CLEAR HEIGHT:	22' TO 24'
RESTROOMS:	YES
CRANES:	N/A
ELECTRICAL:	277/480 V 400 AMP
ELEVATORS:	N/A
# DOCKS/TRUCKWELLS:	1
# GRADE LEVEL DOORS:	2
DOOR DIMENSIONS (HXW):	12' X 14'

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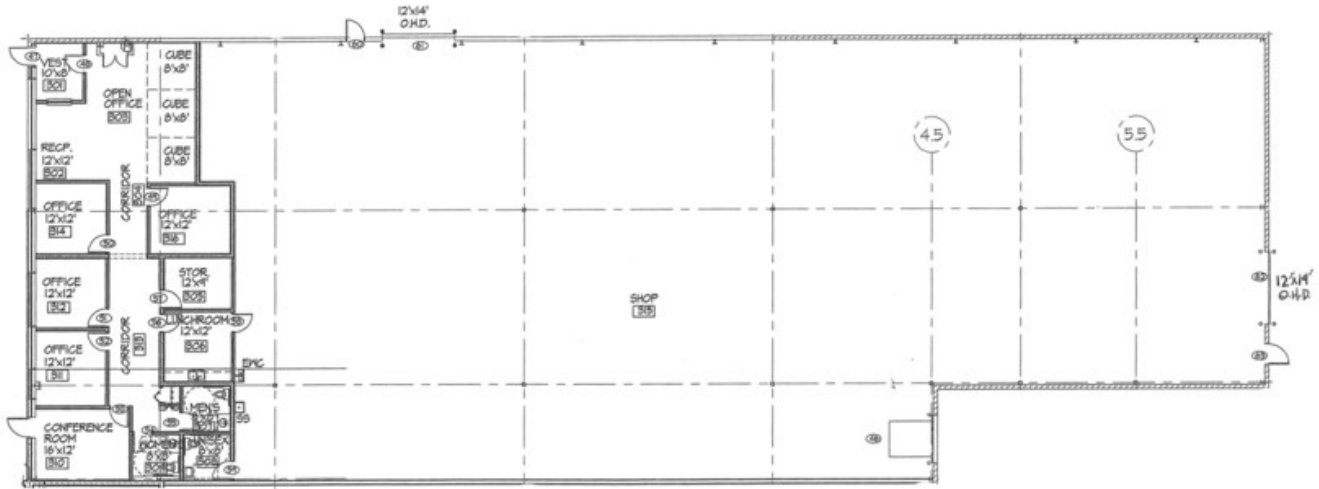
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