

FOR LEASE

## 49630 Martin Road

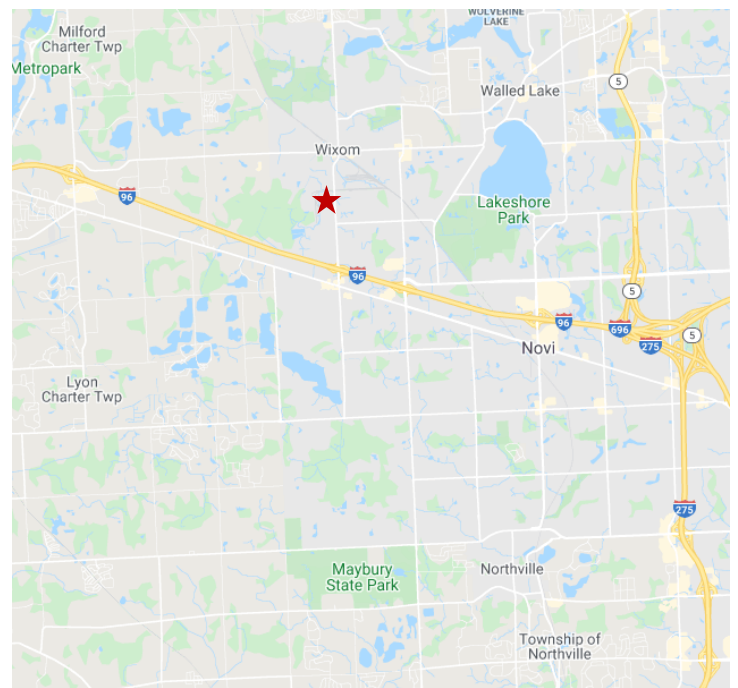
Wixom, Michigan 48393

10,200 SF



### 10,200 SF Warehouse Available Including 1,200 SF Office

- End cap unit with remodeled office
- (2) 12' x 14' overhead doors
- 23' ceiling height
- Ample parking
- Approximately 1.1 miles to I-96
- Next to former Ford Wixom plant redevelopment



#### Steve Kozak

Director  
+1 248 358 6107  
[steve.kozak@cushwake.com](mailto:steve.kozak@cushwake.com)

#### Conner Salsberry

Senior Associate  
+1 248 358 6114  
[conner.salsberry@cushwake.com](mailto:conner.salsberry@cushwake.com)



**CUSHMAN &  
WAKEFIELD**

[cushmanwakefield.com](http://cushmanwakefield.com)

**49630 Martin Drive**

Wixom, Michigan 48393

10,200 SF

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**SITE / PARKING PLAN**



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# 49630 Martin Drive

Wixom, Michigan 48393

10,200 SF

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## GENERAL INFORMATION

Address	49600-49650 Martin Dr Wixom, MI 48393
Total Complex Area	61,200 SF (entire building)
Unit Office Area	1,200 SF
Unit Industrial Area	9,000 SF
Divisible To	NA
Primary Use	Manufacturing/ Distribution
Property Class	Class B
Year Built	1978
Construction Type	Masonry & Insulated Steel Panel
Stories	1
Roof	Membrane
Mezzanine	No

## SITE DETAILS

Total Acreage	4.1 Acres
Zoning	Light Industrial
Parcel ID	22-06-400-018
Complex Auto Parking	65 / 1.06 per 1,000 SF
Complex Trailer Parking	No
Outside Storage	Yes (via special approval)
Site Fencing	No
Major Crossroads	Wixom and West Rd

## BUILDING AMENITIES

Ceiling Clearance	23'
Bay Size / Column Spacing	50'
Docks/Wells	No
Dock Equipment	No
Grade Doors	2 – 12' x 14'
Industrial Area HVAC	Heat only
Industrial Area Lighting	Metal halide
Floor Thickness	6'
Floor Drains	No
Fire Suppression	No
Cranes	No
Electric	208a/240v/3
Air Lines	No
Lunch/Break Room	No
Rail Served	No
Building Expandable	No

## PRICING

Rental Rate	\$6.95 /SF/YR
Lease Type	Gross
Desired Term	5+ years
Operating Expenses	Included

## LISTING AGENTS

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Director  
+1 248 358 6107  
[steve.kozak@cushwake.com](mailto:steve.kozak@cushwake.com)

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Senior Associate  
+1 248 358 6114  
[Conner.salsberry@cushwake.com](mailto:Conner.salsberry@cushwake.com)

27777 Franklin Road, Suite 1050  
Southfield, Michigan 48034  
Main +1 248 358 6100  
cushmanwakefield.com



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