

2455 FEATHERSTONE ROAD
AUBURN HILLS, MICHIGAN

INVESTMENT SALE – HI-TECH
42,597 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

EXCELLENT CORPORATE HQ LOCATION



PROPERTY FEATURES

- 42,597 square feet building leased to CATL
- Built in 2001 and located on 2.160 acres
- 6,089 sq. ft. office on 2nd floor with elevator
- 24' clear height
- (2) 12x14 grade level doors, (1) truckwell
- Zoned Light Industrial
- 72 +/- parking spaces
- Main road signage
- 24-hour access
- 100% air-conditioned
- 2000 amps, 480 volts, 3-phase, heavy
- **Sale Price: \$5,000,000 (\$117.38/sq.ft.)**
- **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**



For more information, please contact:

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SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
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2455 Featherstone Rd. – Auburn Hills, Michigan

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CATL

- CATL is a global leader of new energy innovative technologies, committed to providing premier solutions and services for new energy applications worldwide.
- Ranked No. 1 globally in EV battery consumption volume for 5 consecutive years
- Ranked first in the market share of global energy storage battery production
- Selected as a member of the Global Lighthouse Network by the World Economic Forum
- Listed on the Shenzhen Stock Exchange
- Established wholly-owned subsidiaries in France, USA, Canada and Japan.
- Neighbor to Stellantis which is a major customer

Interior Photos



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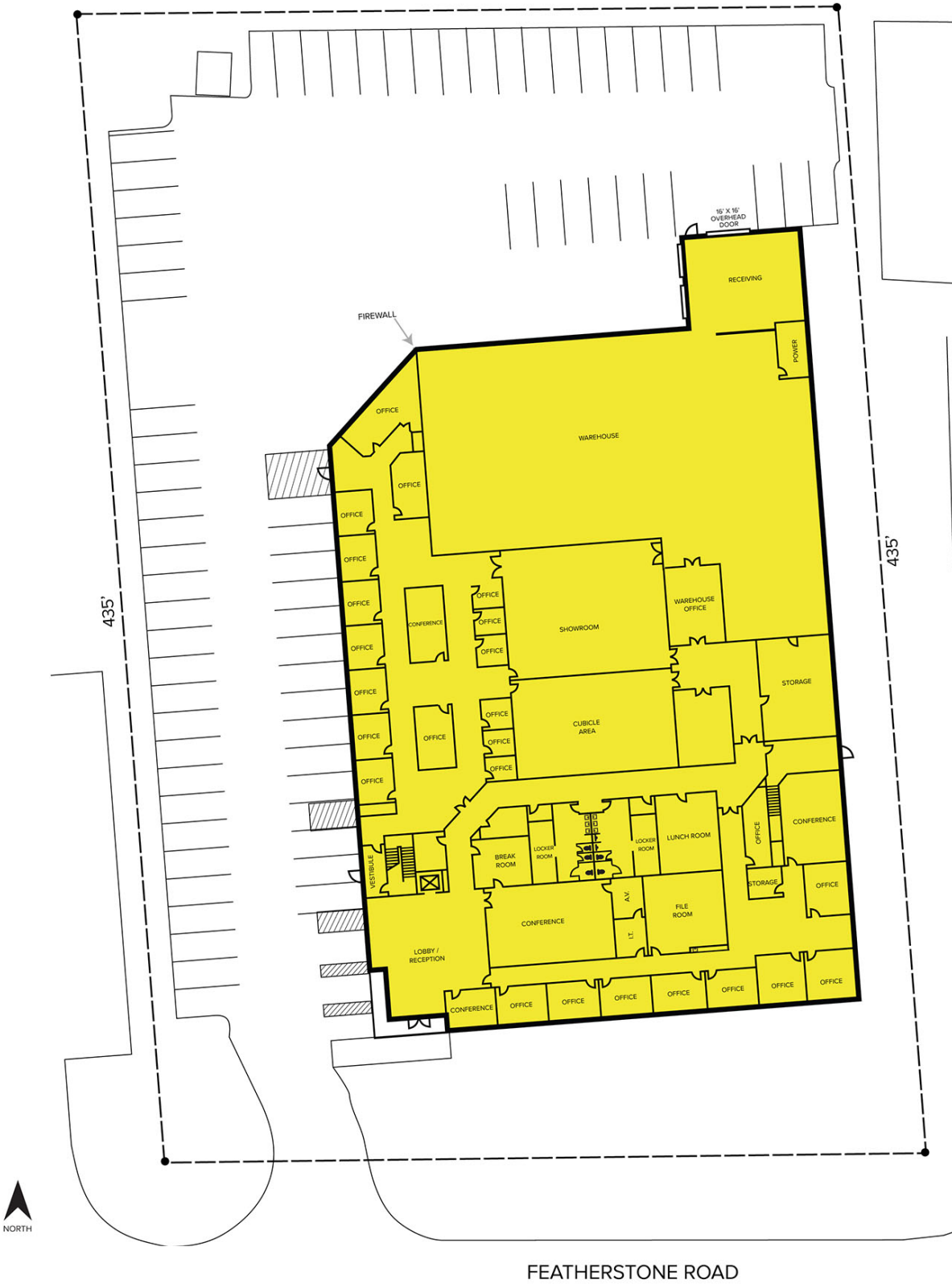
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Site Plan



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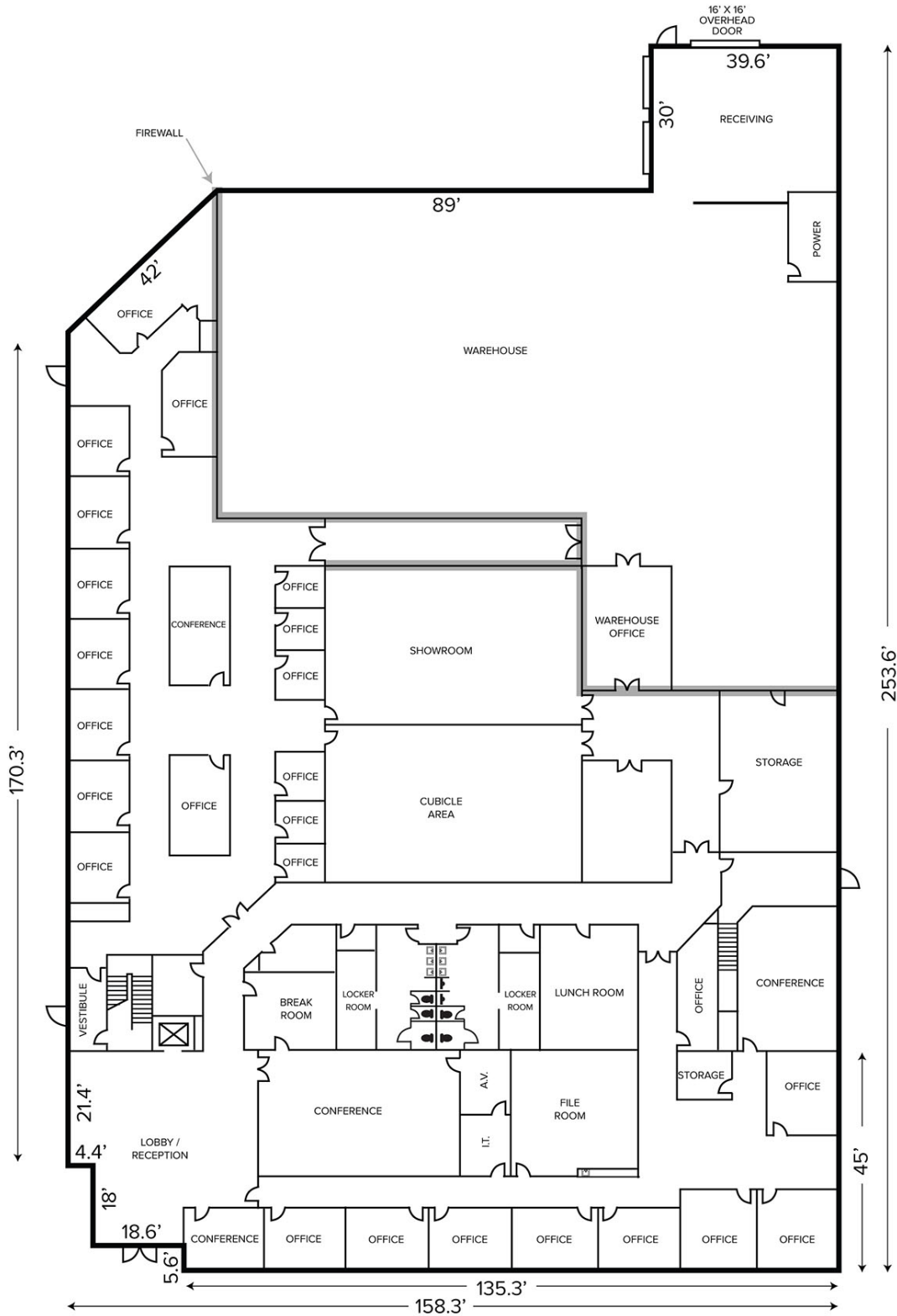
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Floor Plan



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