



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

Total Building Sq. Ft.: 150,000	Building Type: Build-to-Suit	Mezzanine: N/A
Available Sq. Ft.: 50,000 - 150,000	Available Shop Sq. Ft.: 50,000 - 150,000	Office Dim: N/A
	Available Office Sq. Ft.: To Suit	Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: N/A	Freestanding: Yes	Year Built: N/A
Grade Level Door(s): 4: 14 x 16	Rail: No	Sprinklers: 100%
Truckwells or Docks: 12	Security: By Tenant	Signage: Yes
Exterior Construction: N/A	Interior: No	Exterior: Yes
Structural System: N/A	Lighting: Standard	Roof: Rubber
Air-Conditioning: Central Rooftop	Bay Sizes: 60 x 50	Floors: Reinf. Concrete
Heating: Gas	Restrooms: To Suit	Floor Drains: No
Availability: Immediately	Cranes: Yes, Possible	Acreage: 19.840
Power (Amps/Volts): TBD	Parking: 325	Land Dimensions: Irregular

PRICING INFORMATION

Lease Rate: TBD	Mthly Rate: TBD	Deposit: 2 Months
Lease Type: TBD	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 build-to-suit. Exceptional, high image parcel with I-75 signage. Will build-to-suit for sale or lease 50,000-150,000 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.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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