

FOR SUBLEASE >

# INDUSTRIAL AVAILABILITY

325 W. SILVERBELL ROAD, SUITE 290 | ORION TOWNSHIP, MICHIGAN



**SUBLEASE THROUGH MAY 1, 2020**

## > PROPERTY HIGHLIGHTS

- 24,000 Square Feet of Class A Warehouse Space
- Office Square Feet TBD
- 32' Clear Height
- ESFR Fire Suppression
- (9) Total Docks with (1) Dock Equipped with 50,000 lb. Mechanical Leveler
- Adjacent to GM Orion Assembly Plant
- Great Access to I-75

**COLLIERS INTERNATIONAL**  
2 Corporate Drive | Suite 300  
Southfield, Michigan 48076

**For More Information Call:**

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## 325 W. SILVERBELL ROAD, SUITE 290 ORION TOWNSHIP, MICHIGAN

### > BUILDING SPECS

Gross Square Feet:	639,499
Available Square Feet:	24,000 (Warehouse)
Office Square Feet:	To Be Determined
Year Built:	2005
Acres:	60.9
Exterior Construction:	Panels
Floors:	7" – 8" Concrete
Roof:	Membrane
Ceiling Height:	32' Clear
Docks:	(9) Total Docks with (1) Dock Equipped with 50,000 lb. Mechanical Leveler
Bay Size:	50' x 50'
Cranes:	None
Underhook:	N/A
Fixtures:	LED Lighting with Motion
Power:	277/480V, 3-Phase Power
Sprinklers:	ESFR
Railroad:	Yes
Parking:	10 Spaces
Trailer Parking:	10 Spaces



### > FINANCIALS

Lease Rate: \$5.35/SF NNN  
(3% Annual Escalations)

CAM/Insurance/Taxes  
Per Square Foot: \$ 1.71/SF

### > HIGHLIGHTS

- *Sublease Through May 31, 2020*
- *32" Clear Ceiling Height*
- *ESFR Fire Suppression*
- *Adjacent to GM Orion Assembly Plant*
- *Great Access to I-75*

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## > AERIAL



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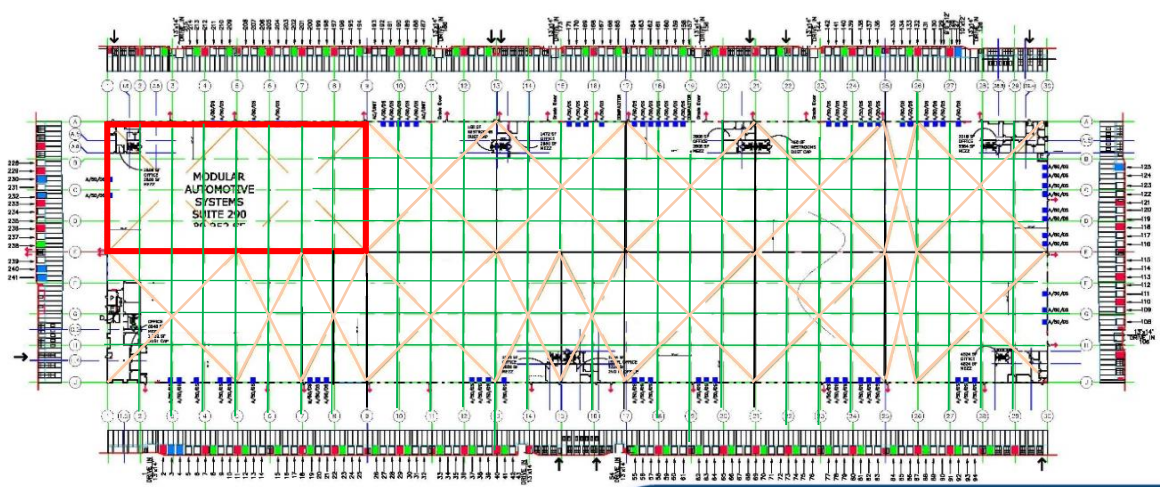
## > FLOOR PLAN

**AshleyCapital**

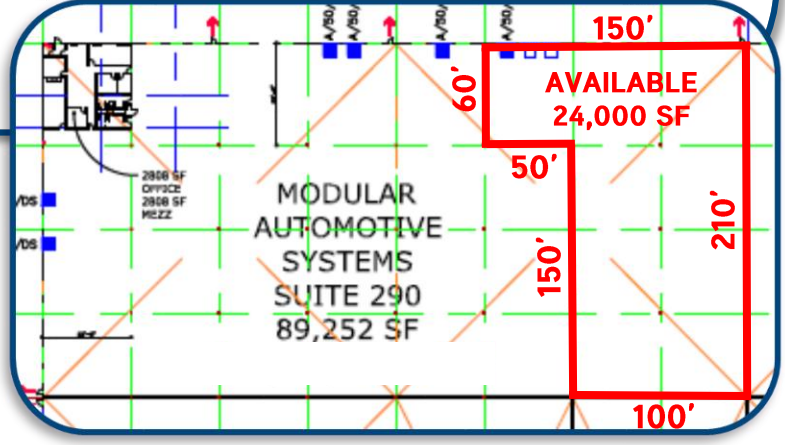
**Orion Commerce Center Building 2**  
325 W. Silverbell Road  
Lake Orion, MI 48359

- LEGEND**
- DOCK LEVELER
  - DOCK PIT
  - DOCK PIT FILLED CONCRETE
  - FUTURE DOOR
  - FUTURE DOOR EXPANSION
  - 9'-0" X 10'-0" OPENING
  - 10'-0" X 12'-0" OPENING
  - MAIN ENTRANCE
  - EXIT
  - EXPANSION JOINTS
  - SPRINKLER ZONES
  - FUTURE EXPANSION
  - EDGE OF DOCK/CAPACITY
  - RAISED EDGE OF DOCK/CAPACITY
  - MECHANICAL LEVELER/CAPACITY
  - AIR LEVELER/CAPACITY
  - HYDRAULIC LEVELER/CAPACITY
  - DOCK SHELTER
  - COMPRESSION SEAL
  - ELECTRICAL ROOM
  - PUMP ROOM
  - D-MARK
  - MHE
  - FL
  - LED

	DRIVE IN	DOCK	DOCK	DOCK	DOCK	DOCK	TOTAL
	TRUCK	TRUCK	TRUCK	TRUCK	TRUCK	TRUCK	
NORTH	—	—	1	6	—	4	11
EAST	6	1	15	32	1	1	56
SOUTH	1	—	—	15	—	1	15
WEST	3	—	21	41	—	2	67
TOTAL	10	1	37	94	1	8	151



- BUILDING REEL**
- CLEAR HEIGHT
  - 33 FT
  - FLOOR
  - DOCK AREA - 8" CONCRETE ON 12" STONE REINFORCED W/ STEEL & FIBERGLASS
  - WAREHOUSE - 7" CONCRETE ON 12" STONE REINFORCED W/ STEEL & FIBERGLASS
  - WALLS
  - INSULATED PRECAST FLAT PANEL
  - ROOF
  - GALLASTED SINGLE PLY EPDM OVER RIGID METAL DECK WITH INTERNAL RAIN LEADERS
  - WELLS FRAMES
  - 1 1/2" STRUCTURAL COLUMNS WITH A POST-TENSIONING SYSTEM
  - BUILDING SYSTEMS
  - ELECTRICAL SERVICE
  - 4700-03 100 KVA 480/277 VOLT 3 PHASE
  - TELECOMMUNICATIONS
  - FIBER
  - CABLE
  - WATERHOUSE LIGHTING
  - METAL HALIDE (MHO) LED LIGHT FIXTURE (LED) OR T8HO FLUORESCENT (FL)
  - NATURAL GAS SERVICE
  - 15 PSI
  - HEATING
  - GAS FIRED RADIANT TUBE HEATERS
  - PROVIDING 50 DEGREES AS DESIGN OUTSIDE TEMPERATURE
  - DOMESTIC WATER
  - SOUTHEAST SIDE 4" FROM 8" CITY WATER MAIN
  - NORTHWEST SIDE 4" FROM 8" CITY WATER MAIN
  - FIRE PROTECTION
  - ESFR FROM A 2000 GPM ELECTRIC PUMP



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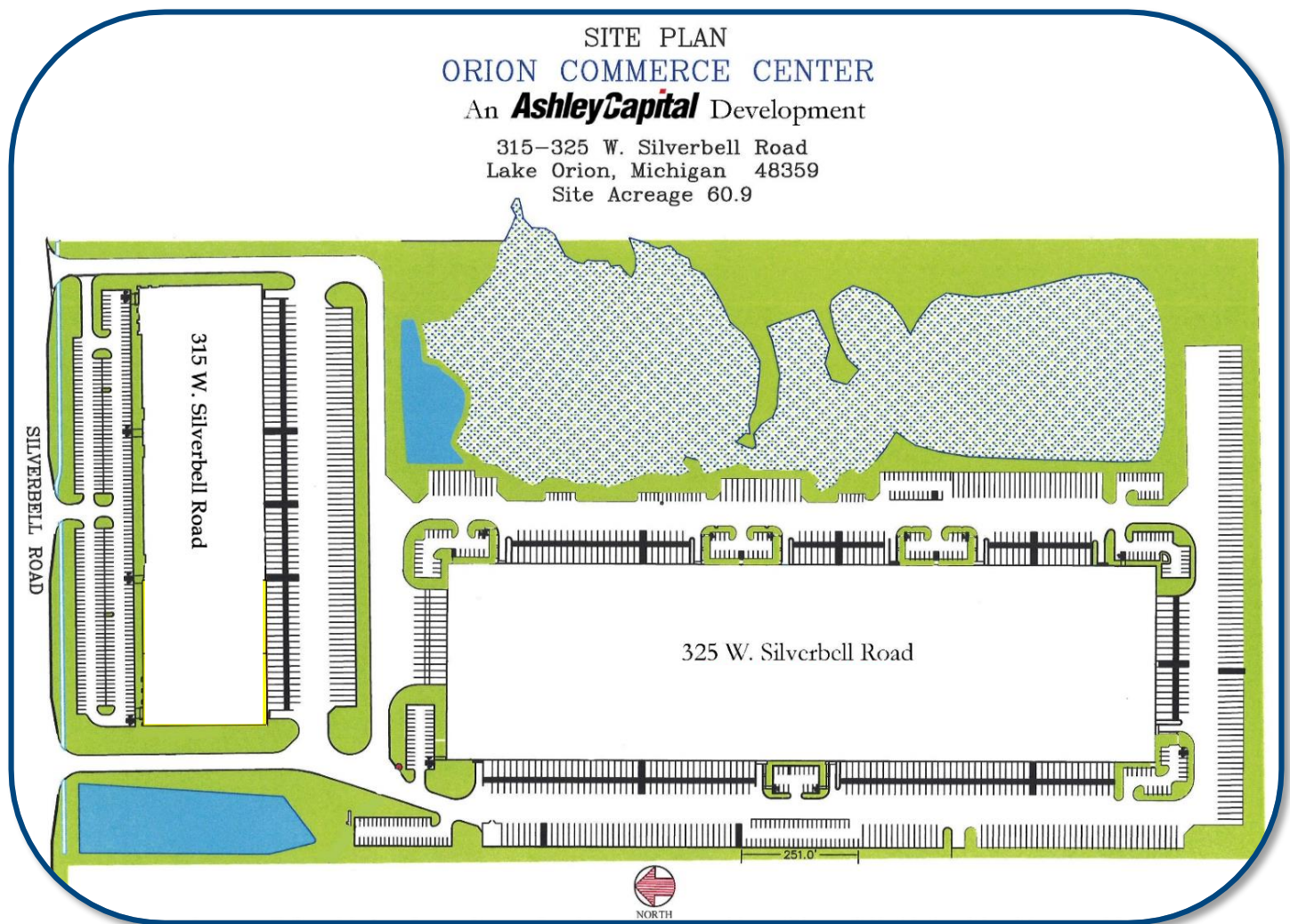
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## > SITE PLAN



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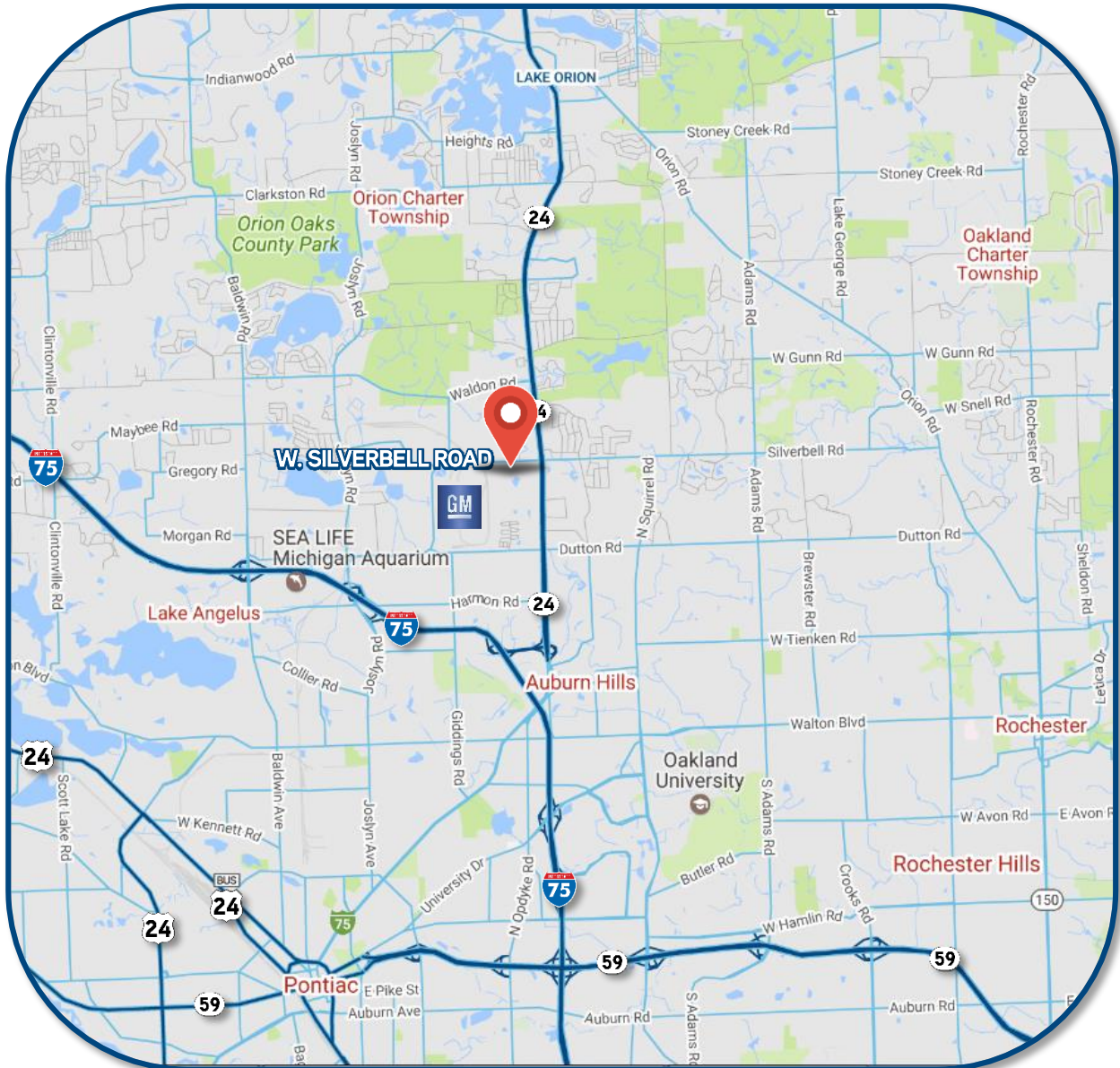
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## > LOCATION MAP



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