

FOR LEASE

118 INDIANWOOD ROAD
LAKE ORION, MI 48326



PROPERTY FEATURES:

- Great manufacturing facility in Lake Orion for lease
- 6,600 feet of office with 5 privates, conference room, 14 cubicle open area and kitchenette
- 1400 Amps of 480 volt power with step down to 1,600 amps of 240 volt power - Buss Ducts
- Shop includes epoxy floors, buss duct, air lines, AC in shop, hi eff fluorescent lighting, more
- Compressor room in shop - Both radiant and gas forced air heat
- Built-in offices can be kept or removed - Many work/engineering rooms near production
- Current walls in shop can be removed to open more production area
- Ample free surface parking on over 4 acres of land - Outside storage possible
- Lease rate includes taxes and insurance - \$6.95 per foot gross plus utilities
- Spaces as small as 5,000 feet - Owner will split to suit tenant size needs



FOR MORE INFORMATION PLEASE CONTACT:

LARRY SCHULTZ
larry.schultz@freg.com

248.324.2000

eCODE 255

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FOR LEASE

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BUILDING SF:	40,747 SF
WAREHOUSE SF:	31,147 SF
OFFICE SF:	6,600 SF
COUNTY:	OAKLAND
CROSS STREETS:	INDIANWOOD AND LAPEER RD

SITE

LAND (ACRES):	4.13
PARCEL NUMBER:	09-02-176-014
ZONING:	LT. INDUSTRIAL

GENERAL

PARKING SPACES:	AMPLE
PARKING TYPE:	SURFACE

PRICING & AVAILABILITY

LEASE RATE:	\$6.95 SF/YR
LEASE TYPE:	GROSS PLUS UTILITIES
MIN AVAILABLE SF:	SMALLER SPACES AVAILABLE
MAX SPACE AVAILABLE:	± 40,747 SF
OCCUPANCY:	MULTI

BUILDING INFORMATION

CONSTRUCTION TYPE:	BLOCK AND STEEL
WALLS/PARTITIONS TYPE:	BLOCK AND DRYWALL
ROOF TYPE:	RUBBER MEMBRANE
YEAR BUILT:	1966
STORIES:	1
LIGHTING:	HI EFF FLOURESCENT
HEATING:	GFA AND RADIANT
SPRINKLER:	YES
CLEAR HEIGHT:	12' TO 13'
CEILING HEIGHT:	14'
CRANES:	0
ELEVATORS:	N/A
# DOCKS/TRUCKWELLS:	N/A
# GRADE LEVEL DOORS:	3
DOOR DIMENSIONS (HXW):	10' X 10'

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