

## MIDWAY BUILDING - BESTECH CENTER

3909 Bestech Road, Pittsfield Twp., MI 48197



# FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:  
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**OFFERING SUMMARY:** 3909 Bestech Road | Pittsfield Twp., MI 48197

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**PROPERTY OVERVIEW**

Midway Industrial Condominium - Unit 300

**OFFERING SUMMARY**

Lease Rate:           \$14.50 SF/yr (Gross)  
Building Size:           24,800 SF  
Available SF:           2,200 SF  
Year Built:               2005  
Zoning:                 Light Industrial

**PROPERTY HIGHLIGHTS**

- Midway Industrial Condominium - Unit 300
- Office/Warehouse space.
- 20' Ceiling Height
- Overhead Door (12 x 14)



**BUILDING/PROPERTY INFORMATION:** 3909 Bestech Road | Pittsfield Twp., MI 48197

**BUILDING INFORMATION**

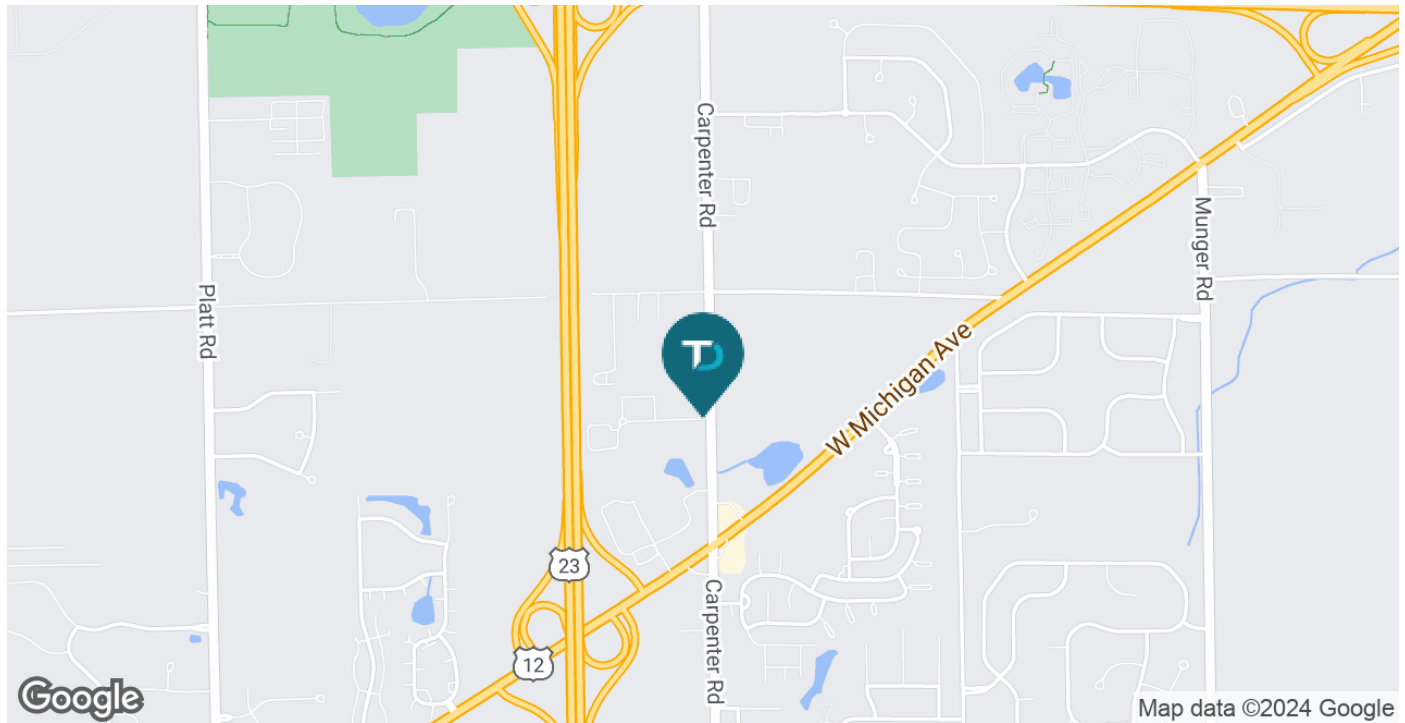
Lease Rate:	\$14.50/SF, Gross
Available Space:	Unit 300 - 2,200 SF
Building Size:	24,800 SF
Year Built:	2005
Number of Floors:	1
Utilities:	Municipal Sanitary & Sanitary Sewer
Parking Spaces:	50

**PROPERTY INFORMATION**

Property Type:	Light Industrial
Property Subtype:	Office/Warehouse
Zoning	Light Industrial
2022 Traffic Counts:	Carpenter Road = 18,434 Michigan Ave = 15,273 US23 = 17,414
APN:	L-12-23-115-003

**LOCATION INFORMATION**

Located off Carpenter Road just North of Michigan Avenue in Bestech Center Industrial Park.





**ADDITIONAL PHOTOS:** 3909 Bestech Road | Pittsfield Twp., MI 48197

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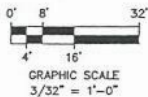
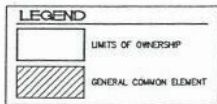
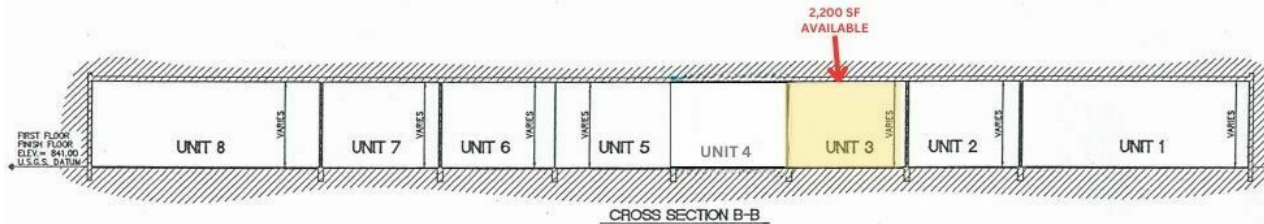
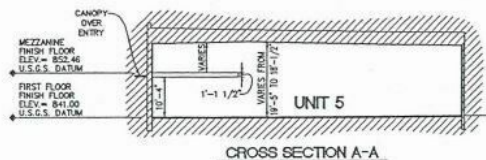


**ADDITIONAL PHOTOS:** 3909 Bestech Road | Pittsfield Twp., MI 48197

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**NOTES**

1. INFORMATION AS SHOWN HAS BEEN OBTAINED FROM ARCHITECTURAL PLANS PREPARED BY THE GARRISON COMPANY DATED MARCH 15, 2005 AND RECEIVED BY NOWAK & FRAUS P.L.L.C. ON MAY 26, 2005.
2. UNITS 1 THROUGH 8, AND ALL UTILITIES, ROADS AND DRIVES REQUIRED TO SERVICE SAID UNITS "MUST BE BUILT".
3. ALL UNITS AND COMMON ELEMENTS ARE CONVERTIBLE AREAS PURSUANT TO ARTICLE IX OF THE MASTER DEED.
4. ALL AIR CONDITIONING UNITS ARE DESIGNATED AS LIMITED COMMON ELEMENTS APPURTENANT TO THE UNIT WHICH THEY SERVICE.
5. BUILDING STRUCTURAL ELEMENTS CONTAINED WITHIN THE UNITS ARE DESIGNATED AS GENERAL COMMON ELEMENTS. THEIR SIZE AND LOCATION MAY VARY FROM UNIT TO UNIT.
6. TYPICAL UNIT DIMENSIONS AS SHOWN ON PLANS MAY VARY SLIGHTLY DUE TO CONSTRUCTION DEVIATIONS.
7. UTILITIES SERVING INDIVIDUAL UNITS MAY PASS THROUGH ADJACENT UNITS. AN ACCESS EASEMENT TO SAID UTILITIES FOR MAINTENANCE, REPAIR OR REPLACEMENT IS HEREBY GRANTED.
8. FLOOR TO CEILING DIMENSIONS ARE TYPICAL FOR ALL UNITS LOCATED ON THEIR DESIGNATED FLOOR, UNLESS OTHERWISE NOTED.



**NOWAK & FRAUS**

Consulting Engineers  
Land Surveyors  
Land Planners

1310 N. Siskiwaway Highway  
Royal Oak, MI 48067-1508  
TEL: 248-395-0908  
FAX: 248-395-0925

Midway Building  
Condominium



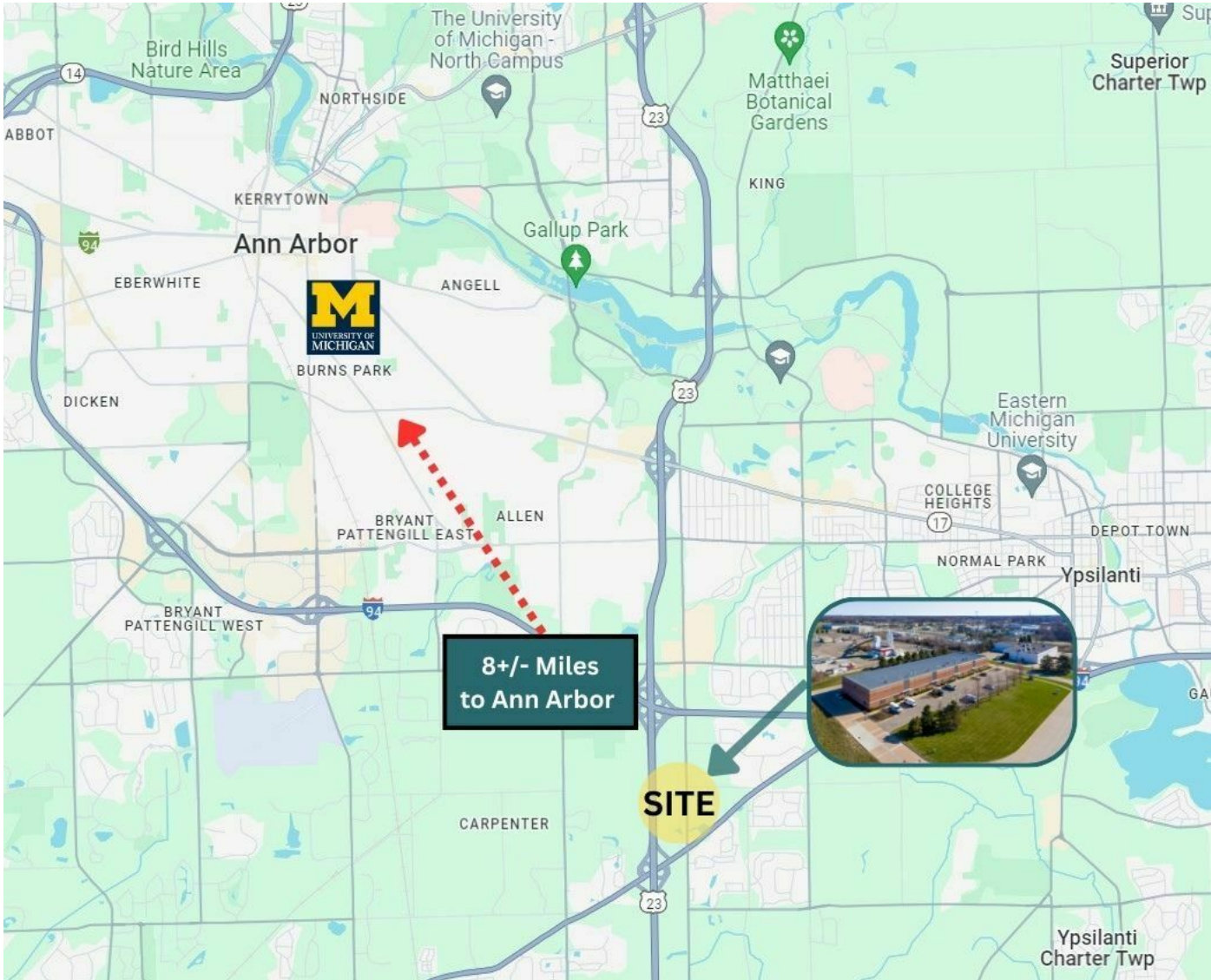
DESIGNED BY:  
M. T. Nowak  
(Professional Seal)  
  
APPROVED BY:  
J. P. Nowak  
DATE:  
10/4/2005  
SCALE:  
3/32" = 1'-0"

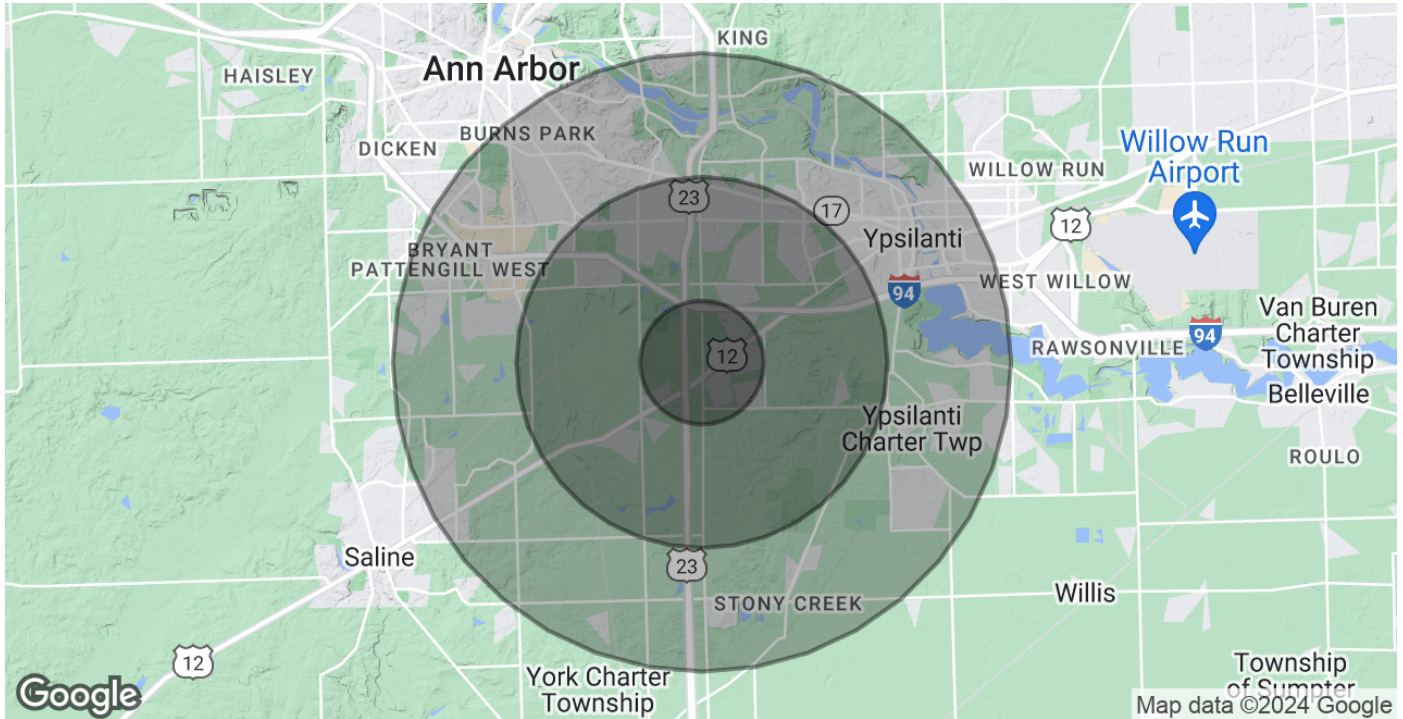
CROSS SECTIONS  
PROPOSED 10/4/2005

MAP SHEET NO. SHEET NO.  
D3329-01 6



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**DEMOGRAPHICS MAP & REPORT: 3909 Bestech Road | Pittsfield Twp., MI 48197**


<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	5,721	45,105	136,936
Average Age	33.6	36.7	35.6
Average Age (Male)	32.6	34.2	34.3
Average Age (Female)	35.9	38.3	36.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,501	19,550	57,748
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$92,123	\$77,818	\$91,531
Average House Value	\$258,900	\$189,975	\$232,407

\* Demographic data derived from 2020 ACS - US Census