

FOR SALE OR LEASE

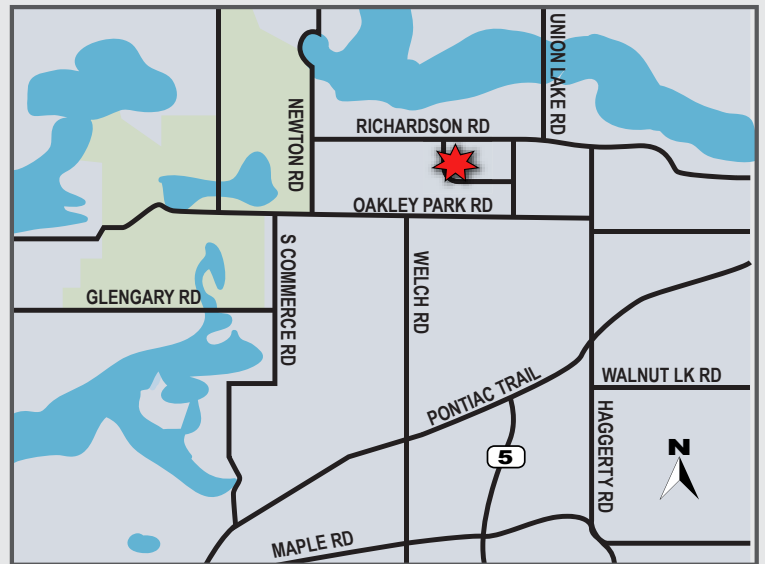
4123-4153 PIONEER DRIVE
COMMERCE TOWNSHIP, MICHIGAN

FULLY RENOVATED FOR IMMEDIATE OCCUPANCY



PROPERTY FEATURES

- 5,283-21,617 SF Available
- Immediate Occupancy Possible
- Brand New LED Lighting in Shop
- Complete Office and Warehouse Renovation
- 17'9" Clear
- Multiple Grade Level Doors
- Built In 1989
- Excellent Freeway Access to M-5
- Ideal User-Investor Opportunity
- Priced Well Below the Market for Condition



FOR DETAILS CONTACT

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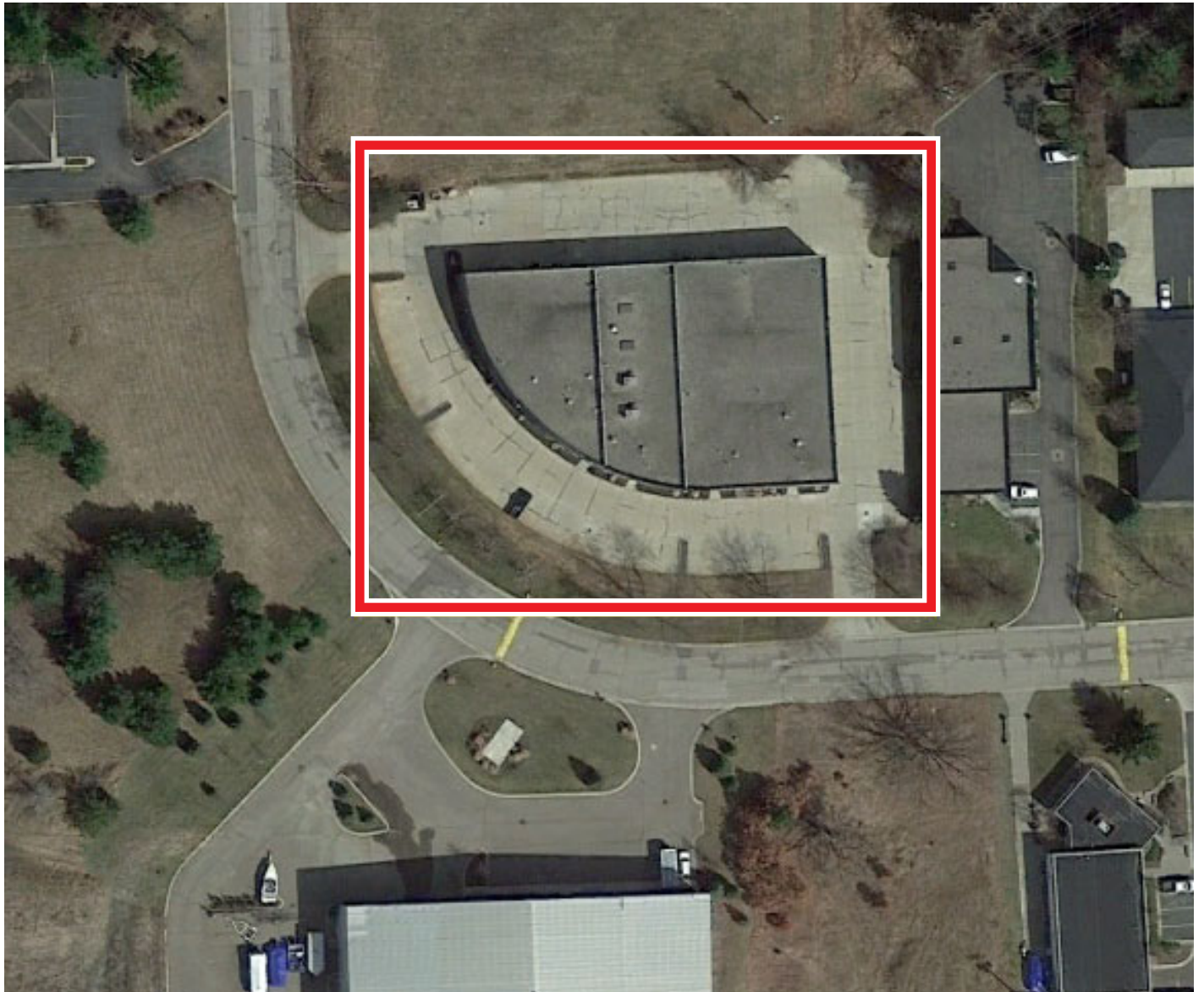
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**4123-4153 Pioneer Dr.
Commerce Twp, MI 48390**



Property Type: Industrial
Available SF: 21,617
Land Size (Acres): 1.08
Market: SE Michigan
Submarket: SW Oakland
County: Oakland

Availability Details

Available SF:	21,617	Transaction Type:	Sale
Industrial SF:	16,942	Asking Sale Price:	\$2,700,000
Office SF:	4,675		

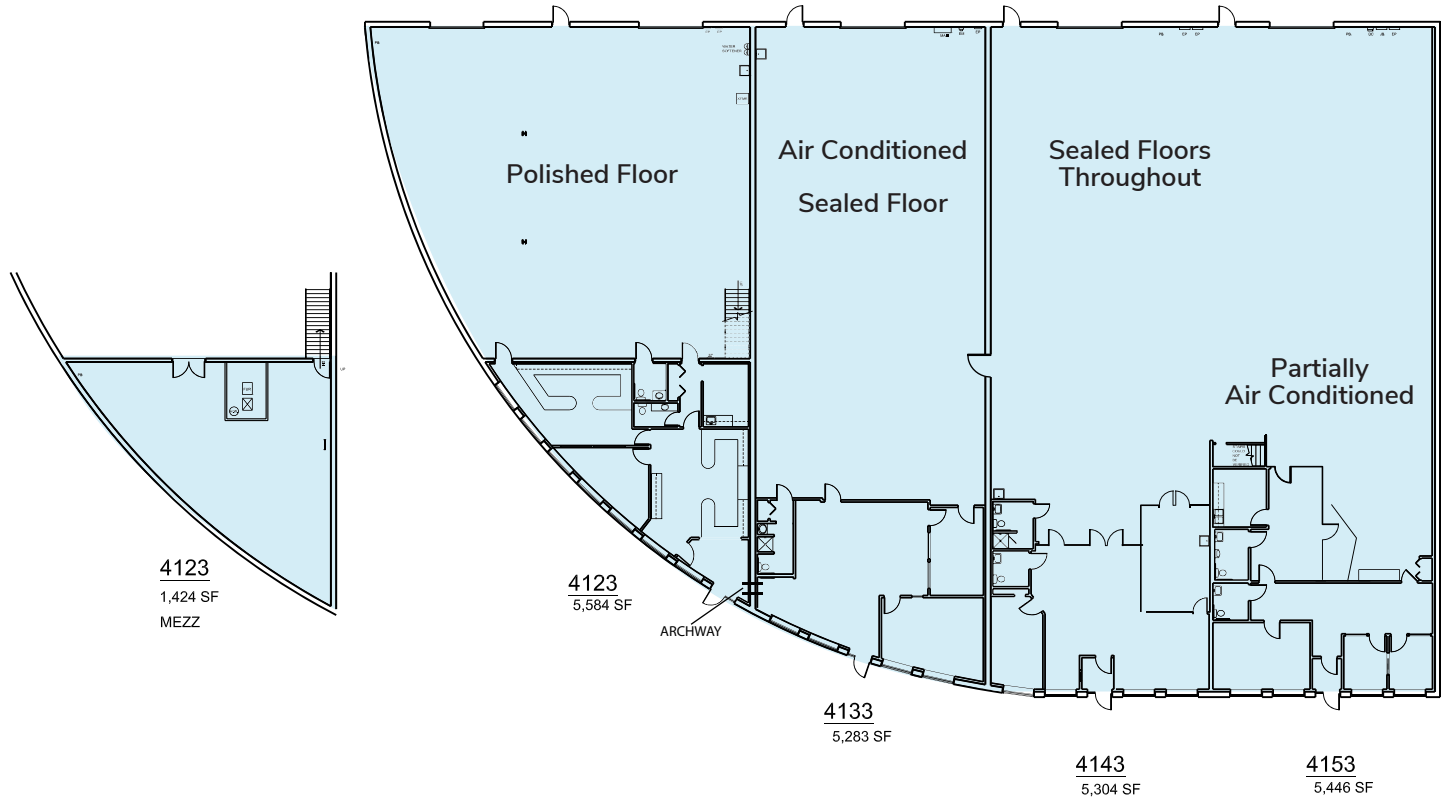
Comments

Availability Comments: Potential user-investor opportunity. Fully renovated including sealed floors, painted walls, new doors. Full concrete parking lot. Immediate occupancy possible. 1,424 SF mezzanine above unit. 4123 not included in square footage.

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4123-4153 PIONEER DRIVE
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Full Building Layout



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**4123-4153 Pioneer Dr., Suite 4123
Commerce Twp, MI 48390**



Property Type: Industrial
Available SF: 5,584
Land Size (Acres): 1.08
Market: SE Michigan
Submarket: SW Oakland
County: Oakland

Availability Details

Building SF:	21,617	Transaction Type:	Lease
Available SF:	5,584	Asking Lease Rate:	\$9.95 PER SF NNN
Industrial SF:	4,160		
Office SF:	1,424		

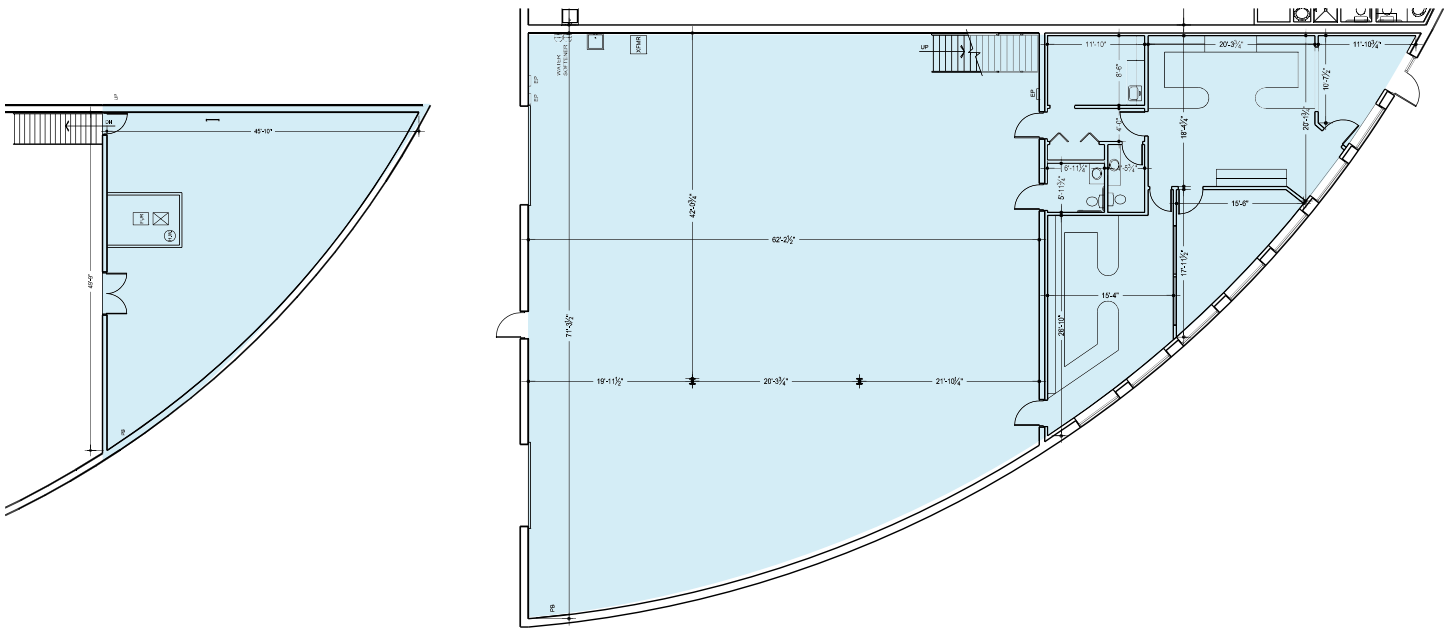
Comments

Availability Comments: Expenses estimated at \$3.25 Per SF. 1,424 square foot bonus mezzanine. 480 Volt power.

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4123-4153 PIONEER DRIVE
COMMERCE TOWNSHIP, MICHIGAN

Suite 4123: 5,584 SF with 1,424 SF of Office



NOT TO SCALE

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**4123-4153 Pioneer Dr., Suite 4133
Commerce Twp, MI 48390**



Property Type: Industrial
Available SF: 5,283
Land Size (Acres): 1.08
Market: SE Michigan
Submarket: SW Oakland
County: Oakland

Availability Details

Available SF:	5,283	Transaction Type:	Lease
Industrial SF:	3,962	Asking Lease Rate:	\$9.95 Per SF NNN
Office SF:	1,321		

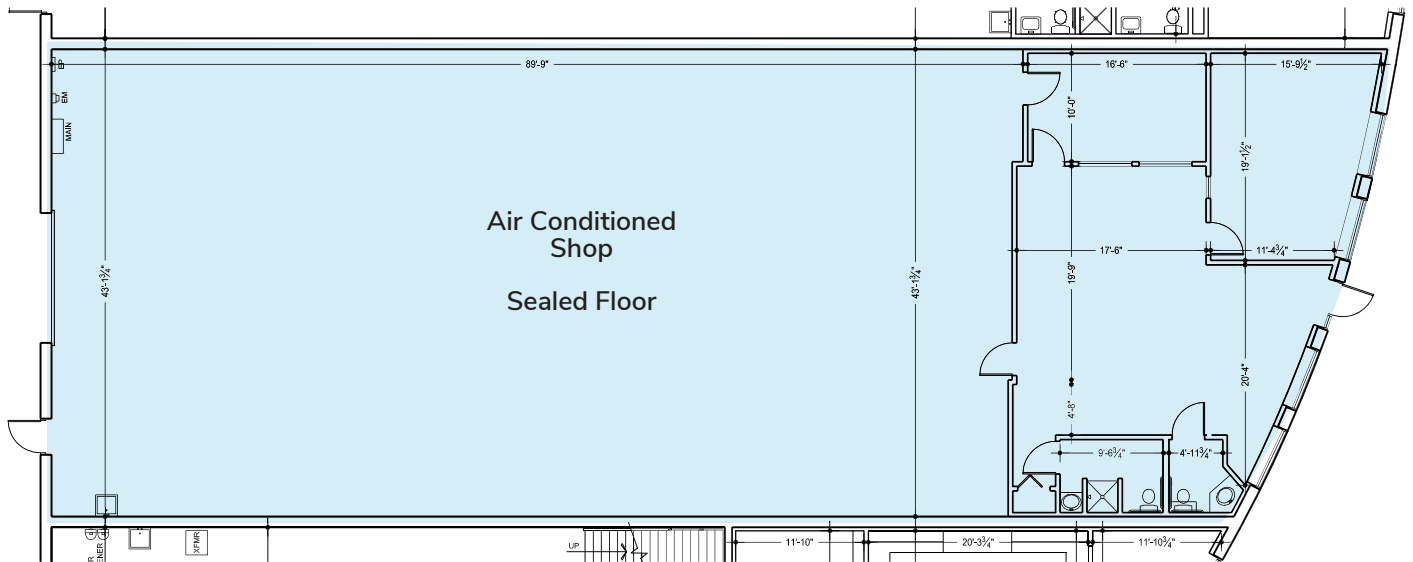
Comments

Availability Comments: Expenses estimated at \$3.25 Per SF. Power is 120 Volt and 800 Amp.

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4123-4153 PIONEER DRIVE
COMMERCE TOWNSHIP, MICHIGAN

Suite 4133: 5,283 SF with 1,321 SF of Office



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**4123-4153 Pioneer Dr., Suite 4143
Commerce Twp, MI 48390**



Property Type: Industrial
Available SF: 5,304
Land Size (Acres): 1.08
Market: SE Michigan
Submarket: SW Oakland
County: Oakland

Availability Details

Building SF:	21,617	Transaction Type:	Lease
Available SF:	5,304	Asking Lease Rate:	\$9.95 PER SF NNN
Industrial SF:	4,304		
Office SF:	1,000		

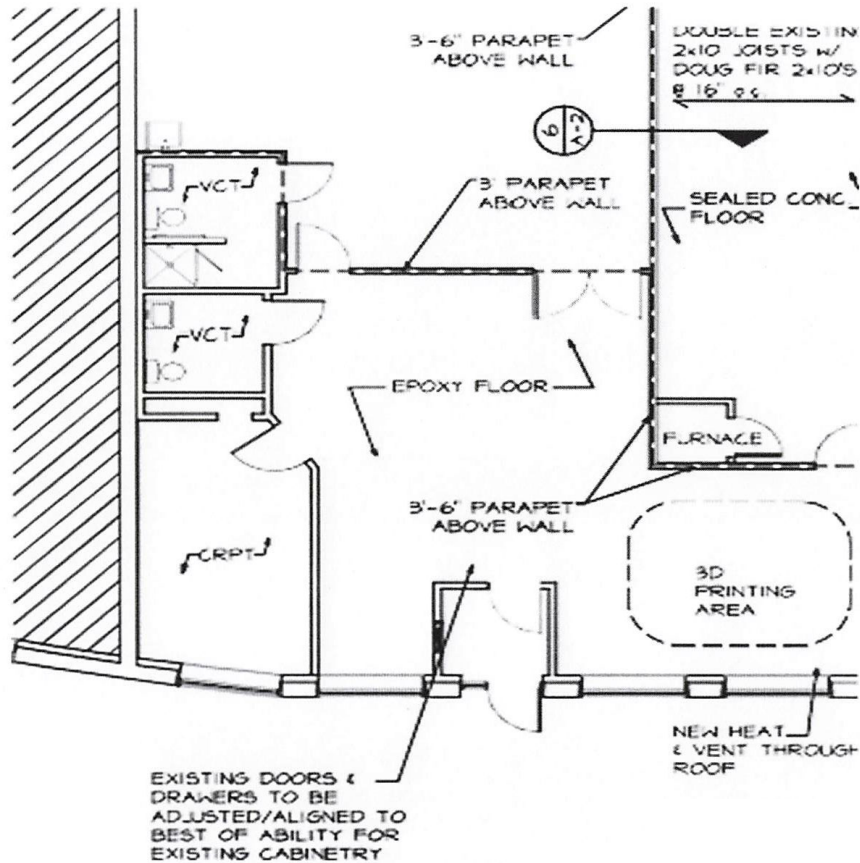
Comments

Availability Comments: Expenses estimated at \$3.25 Per SF. 240 Volt Power.

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4123-4153 PIONEER DRIVE
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Suite 4143: 5,304 SF



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**4123-4153 Pioneer Dr., Suite 4153
Commerce Twp, MI 48390**


Property Type: Industrial
Available SF: 5,446
Land Size (Acres): 1.08
Market: SE Michigan
Submarket: SW Oakland
County: Oakland

Availability Details

Building SF:	21,617	Transaction Type:	Lease
Available SF:	5,446	Asking Lease Rate:	\$9.95 PER SF NNN
Industrial SF:	4,246		
Office SF:	1,200		

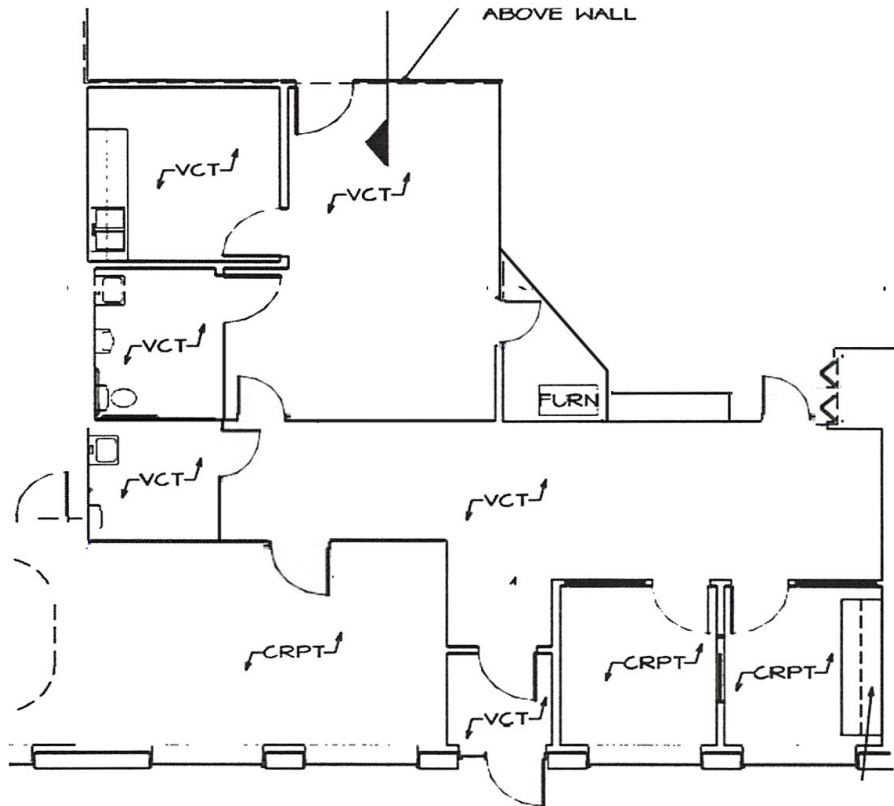
Comments

Availability Comments: Expenses estimated at \$3.25 Per SF. Air conditioning in shop. 240 Volt and 200 Amp power.

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4123-4153 PIONEER DRIVE
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Suite 4153: 5,446 SF



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Building & Construction Details

Feature	Property	Space	Feature	Property	Space
Building Class:	C		Construction Type:	Masonry	
# Floors:	1		Exterior Type:	Brick	
# Units			Building/Construction Quality:		
# of Buildings:	1		Physical Condition:		
Primary Use:	Industrial		Building/Construction Appeal:		
Secondary Use:	Warehouse		Roof Type:	Single-Membrane	
Center Type:			Roof Age:		
Construction Status:	Existing		Skylight:		
Year Built:	1989		Deck:		
Date Built:			Floor Type:	Concrete	
Year Refurbished:	2024		Floor Thickness (inches):	6.00	
Current Occupancy %			Heat:	Gas Forced Air	
Multi-Tenant:	Yes		AC:	HVAC	
Corporate HQ:	No		Lighting:		
Spec/BTS:			Sprinkler:		
Spec SF:			Security:	No	
Flex:	Yes		Restroom:		
Condominium:	No		Shower:		
Space Build Out:			Lobby:		
Building Dimensions (LxW):			Signage:		
Typical Floorplate SF (Min):			# Passenger Elevators:		
Typical Floorplate SF (Max):			# Freight Elevators:		
Core Factor:			LEED Certification:		
Load Factor:			Handicapped Accessible (ADA):		
Floor Area Ratio:					

Elevator Comments:

Clearance, Dock & Door

	Property	Space		Property	Space
Ceiling Height:	17'9"		# GL/DID:	5	1
Bay/Column Size(WxD):			GL/DID Dim.(HxW):	12x12,12x14	12x14
Column Spacing:			# DH/Truck-Level Doors:		
# Int. Docks:			Truckwell Size:		
# Int. Levelers:			Trailer Spots:		
# Ext. Docks:			Truck Turning Radius:		
# Ext. Levelers:			# Rail Doors:		
Cross-docked:	No		Total Doors:	5	1

Property Loading & Door Comments:

Space Loading & Door Comments:

Parking

	Property	Space		Property	Space
# Spaces:	65		Monthly Rate:		
Parking Ratio:			# Uncovered Spaces:		
# Covered Spaces:			Monthly Rate (\$):		

Parking Comments:

Site					
Property		Space		Property	
Land Size (Acres):	1.08			Permitted FAR:	
Land SF:	47,045			Development Capacity:	
Land Usable Acres:				Yard Type:	
Land Usable SF:				Yard SF:	
Max Contiguous SF:				Zoning:	Light Industrial
Max Contiguous Acres:				Site Condition/Quality:	
Lot Dimensions (LxW):				Topography:	
Floodplain:				Site Shape:	
Density:				Access:	Pioneer Drive
Permitted SF:				Visibility:	
Buildable SF:				Frontage:	Pioneer Drive
Additional Site/Parcel Information Comments: Parcel Identification Number: 17-13-326-007					
Frontage Traffic Count Comments:					

Utilities					
Property		Space		Property	
Gas:	Natural			Phase:	3
Water:	Well			Power Supplier:	DTE Energy
Sewer:	Septic tank			Phone:	
Power:				Cable:	
Amps:	200-800			Broadband:	
Volts:	120-480			Broadband Supplier:	
Utilities Comments:					

Contacts for this Availability				
Role	Company	Name	Phone	Email
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