

FOR LEASE

**2450 Commercial Drive
Auburn Hills, Michigan**



Total SF: 34,606
Zoning: Lt. Industrial
Whse/Resch/BTS: Whse/Office
Crossroads: Walton & Opdyke Road

Min. SF: 34,606
Acreage: 1.75
Multi/Free: Free



Shop SF: 25,520 SF	Grade Doors: One (1) 10x10
Dimensions: 112' x 210'	Two (2) 12 x 14
Clearance: 24'-28'	Bay Sizes: 40 x 25 & 23 x 20
Floor Drains: No	Cranes: Four/5 Ton Cranes
Sprinklers: Yes	Under Hook: 19'-23'
Roof: TBD	Heating: Forced Air
Parking: approx. 41-spaces	Railroad: No
Bld. Age: 1981	Power: Heavy Power
Buss Duct: Yes	Docks: None

Lavatories: Men's shop area restroom and Four (4) Unisex Restrooms throughout the office area

**For Further Information
Please Contact:**

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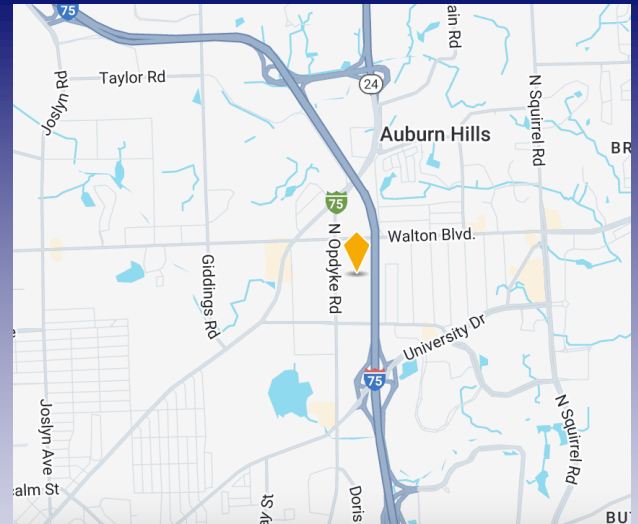
Industrial Building

OFFICE

Office SF: 9,086/SF over Two (2) Floors

COMMENTS:

Great Manufacturing Facility with Ceiling Fans, Air Lines and Steel is Engineered for 10-Ton Cranes



Lease Rate: \$7.85 NNN
Lease/Month: \$22,638.10

Asking Price: Possible
Price/PSF: To Be Determined

Terms: To Be Determined
Taxes/PSF: \$1.08 PSF