

# 11K SF INDUSTRIAL SPACE FOR LEASE

FRONTAGE ON 20,000 VPD DIXIE HWY



**9650 DIXIE HWY**  
**CLARKSTON, MI 48348**

#### LEASE RATES:

UNIT	ASKING RATE
2,788 SF Unit	\$2,250 Gross + Utilities
8,844 SF Unit	\$4,500 Gross + Utilities
Entire 11,632 SF	\$6,750 Gross + Utilities

#### PROPERTY HIGHLIGHTS:

- Up to 11,632 SF Flex Industrial Available For Lease
- Unit A: 2,788 SF
- Unit B: 8,844 SF
- Units can be leased separately or together
- Unit A consists of 2,206 SF Warehouse/Storage and 582 SF Office/Showroom
- Unit B is currently 100% cold storage with (2) Grade Level Doors - Drive through
- Tenant shares property with Prestige Storage

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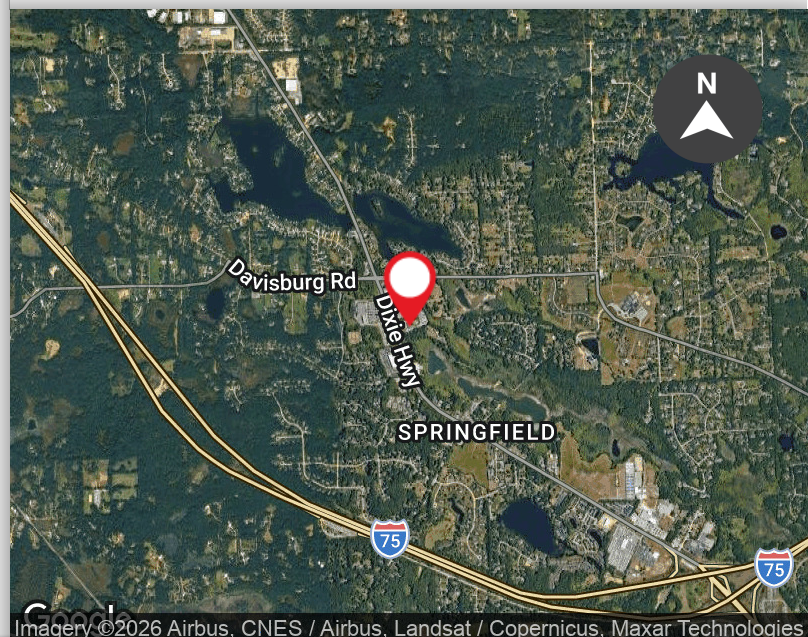
FOR MORE INFORMATION PLEASE CONTACT:



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**eCODE 247**



# 9650 DIXIE HWY

## PROPERTY INFORMATION

### HIGHLIGHTS

Building SF:	38,580 SF
Available SF:	2,788-11,632 SF
County:	Oakland
Cross Streets:	Dixie Hwy & Davisburg Rd
Traffic Counts - Dixie Hwy:	19,777 VPD

### SITE

Parcel Number:	07-14-176-034
Zoning:	M1

### PRICING & AVAILABILITY

Available SF:	Up to 11,632 SF
Unit A:	2,788 SF
Unit B:	8,844 SF
Lease Rate:	
Unit A:	\$2,250 Gross + Utilities
Unit B:	\$4,500 Gross + Utilities
Entire 11,632 SF:	\$6,750 Gross + Utilities

### BUILDING INFORMATION

Type:	Industrial
Year Built:	1975
Cooling:	100% A/C (Unit A)
# Grade Level Doors:	2 (Unit B)

### UNIT BREAKDOWN

#### Unit A:

Warehouse/Storage	2,206 SF
Office/Showroom	582 SF

#### Unit B:

Cold Storage	8,844 SF
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**9650 DIXIE HWY**

**PROPERTY FLOOR PLAN (2,788 SF UNIT)**



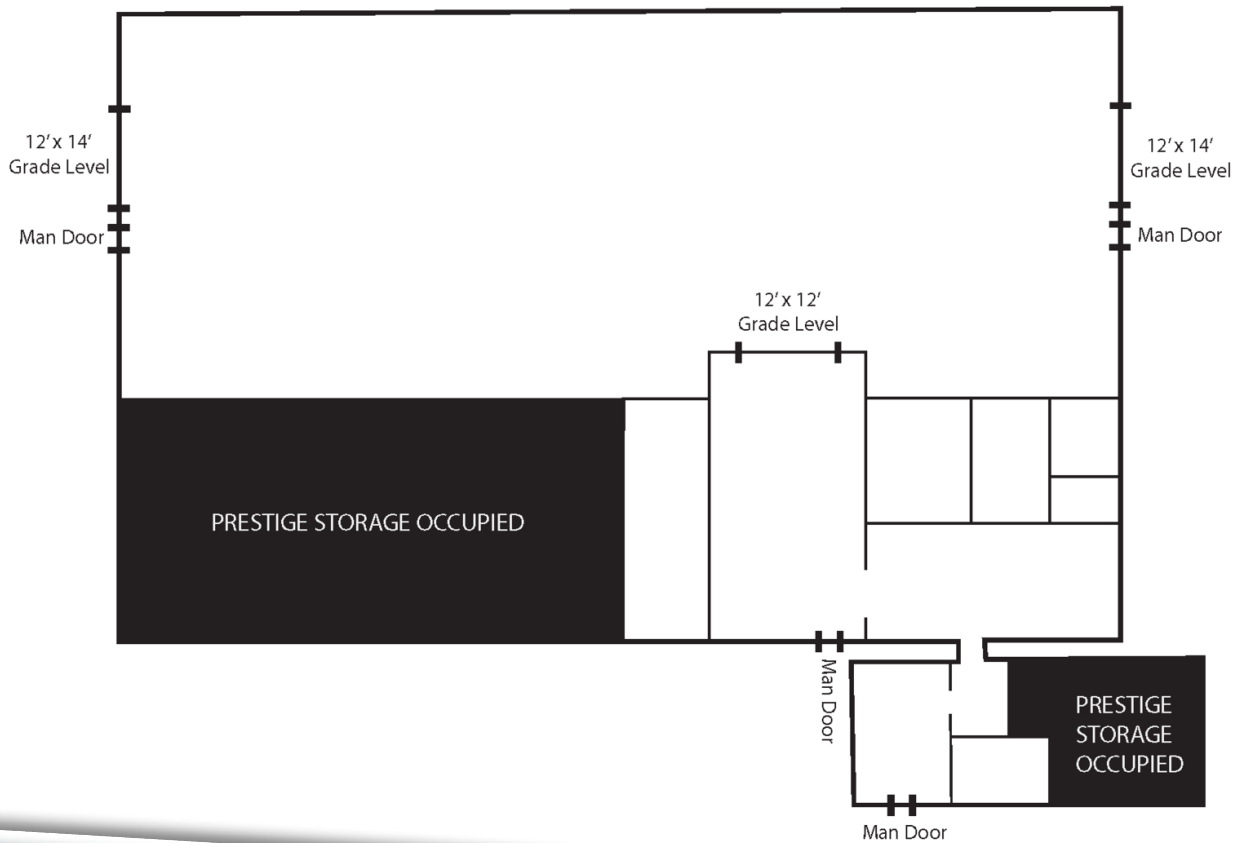
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**PROPERTY FLOOR PLAN (CENTRE 11,632 SF)**



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**9650 DIXIE HWY**  
**PROPERTY PHOTOS**

