

# 3355 Bald Mountain Rd

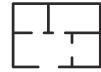
Auburn Hills, MI

- Suite 50 - 4,050 Sq Ft Available
- Excellent Condition
- 20' Clear Height
- 480 Volt Power Available
- Seconds From I-75 Expressway

## INDUSTRIAL BUILDING FOR SUBLEASE



3,350 SF of Factory



700 SF of Office



12'x14' Grade Level Door

### FOR MORE INFORMATION:

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248.637.9700 | LMCap.com

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**L. MASON CAPITANI**  
CORFAC INTERNATIONAL

# 3355 Bald Mountain Rd

Auburn Hills, MI



## Industrial Property Details:

### Details:

<b>Total SF:</b>	42,600 SF
<b>Available SF:</b>	4,050 SF
<b>Office SF:</b>	700 SF
<b>Factory SF:</b>	3,350 SF
<b>Zoning:</b>	I-1
<b>Acres:</b>	3.03
<b>Frontage:</b>	-
<b>Depth:</b>	-
<b>Expandable:</b>	No
<b>Intersection:</b>	I-75 & Lapeer Rd
<b>X-Way Distance:</b>	1/4 Mile I-75
<b>Parking:</b>	4 Spaces
<b>Year Built:</b>	2000
<b>Year Renovated:</b>	-
<b>Outside Storage:</b>	No
<b>Rail Siding:</b>	No
<b>Occupancy:</b>	Immediate

### Interior:

<b>Ceiling Height:</b>	20'
<b>Bay Size:</b>	-
<b>Restrooms:</b>	2
<b>Power:</b>	240/480
<b>Power Details:</b>	400 Amps
<b>Lighting:</b>	Fluorescent
<b>Truckwells:</b>	-
<b>Grade Door:</b>	(1) 12'x14'
<b>Heating:</b>	Gas Forced Air
<b>A/C:</b>	Office Only
<b>Sprinklered:</b>	-
<b>Floor Drains:</b>	No
<b>Notes:</b>	Sublease until April 30, 2028. Longer terms are available. In addition to rent, the tenant is responsible for monthly NNN reimbursements, estimated at \$654/month.

### Economic

<b>Lease/SF:</b>	\$12.76
<b>Lease/Month:</b>	\$4,296.38
<b>Lease Terms:</b>	NNN
<b>Occupancy:</b>	Immediate
<b>Taxes:</b>	-
<b>Status:</b>	Existing

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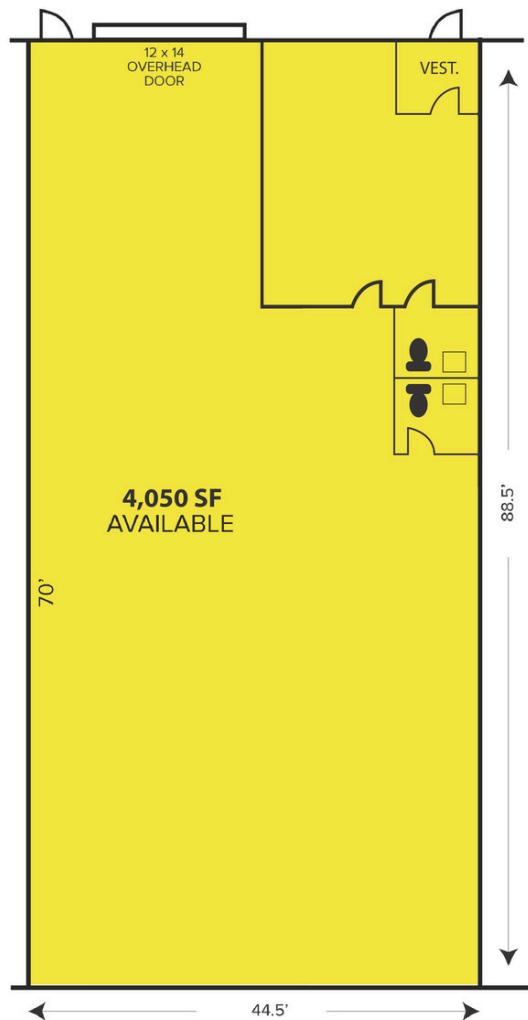
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## *Suite 50 Floor Plan*



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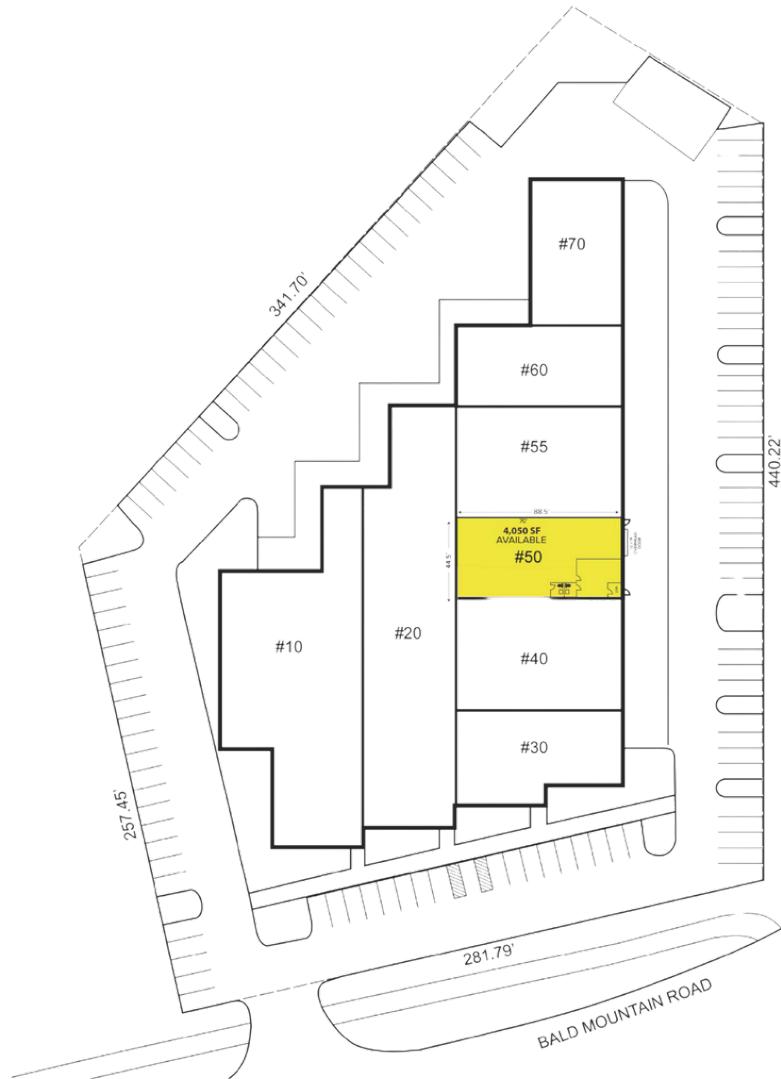
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## Site Plan



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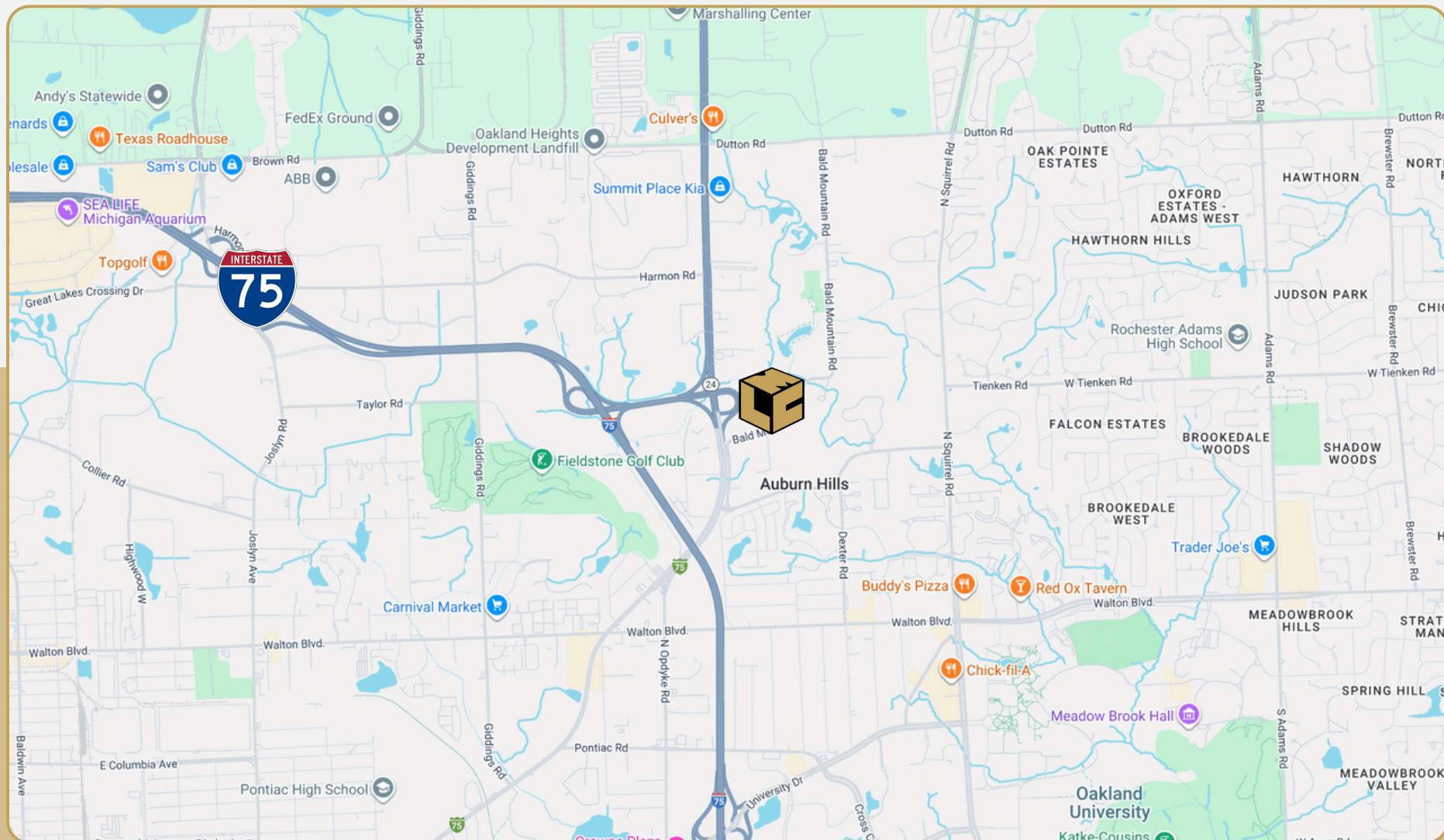
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