

3355 Bald Mountain Rd

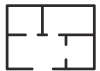
Auburn Hills, MI

- 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:

Garry Rogers
Senior Vice President
248.637.3527
grogers@LMCap.com

248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.



L. MASON CAPITANI
CORFAC INTERNATIONAL

3355 Bald Mountain Rd

Auburn Hills, MI



L. MASON CAPITANI
CORFAC INTERNATIONAL

Industrial Property Details:

Details:

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

Interior:

Ceiling Height:	20'
Bay Size:	-
Restrooms:	2
Power:	240/480
Power Details:	400 Amps
Lighting:	Fluorescent
Truckwells:	-
Grade Door:	(1) 12'x14'
Heating:	Gas Forced Air
A/C:	Office Only
Sprinklered:	-
Floor Drains:	No

Economic

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

Notes: 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.

3355 Bald Mountain Rd

Auburn Hills, MI



248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

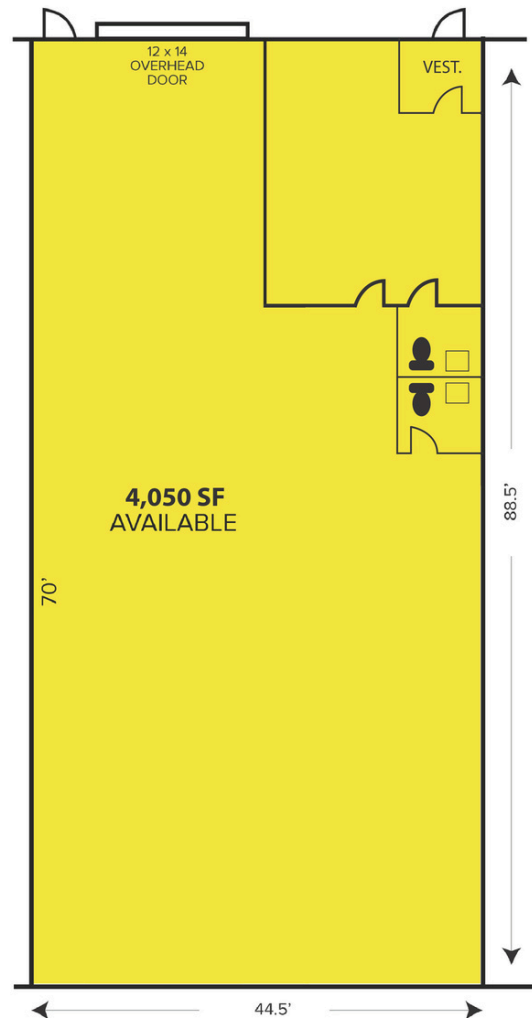
3355 Bald Mountain Rd

Auburn Hills, MI



L. MASON CAPITANI
CORFAC INTERNATIONAL

Suite 50 Floor Plan



248.637.9700 | LMCap.com

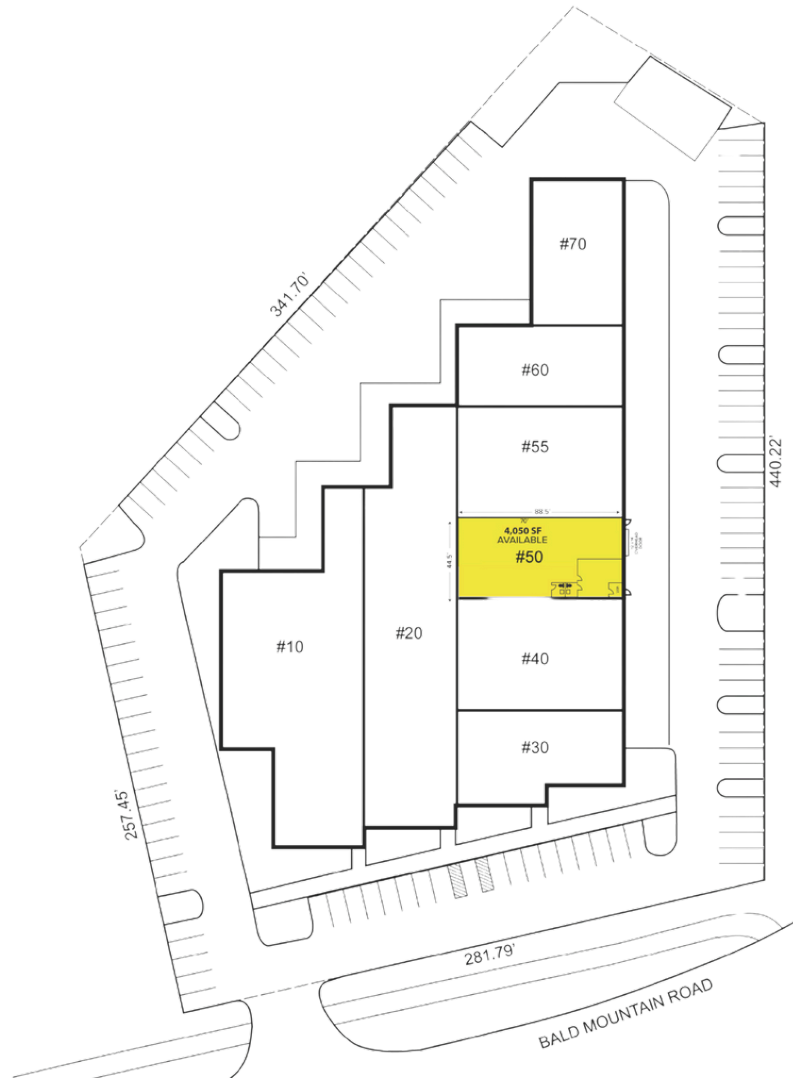
Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

3355 Bald Mountain Rd

Auburn Hills, MI



Site Plan

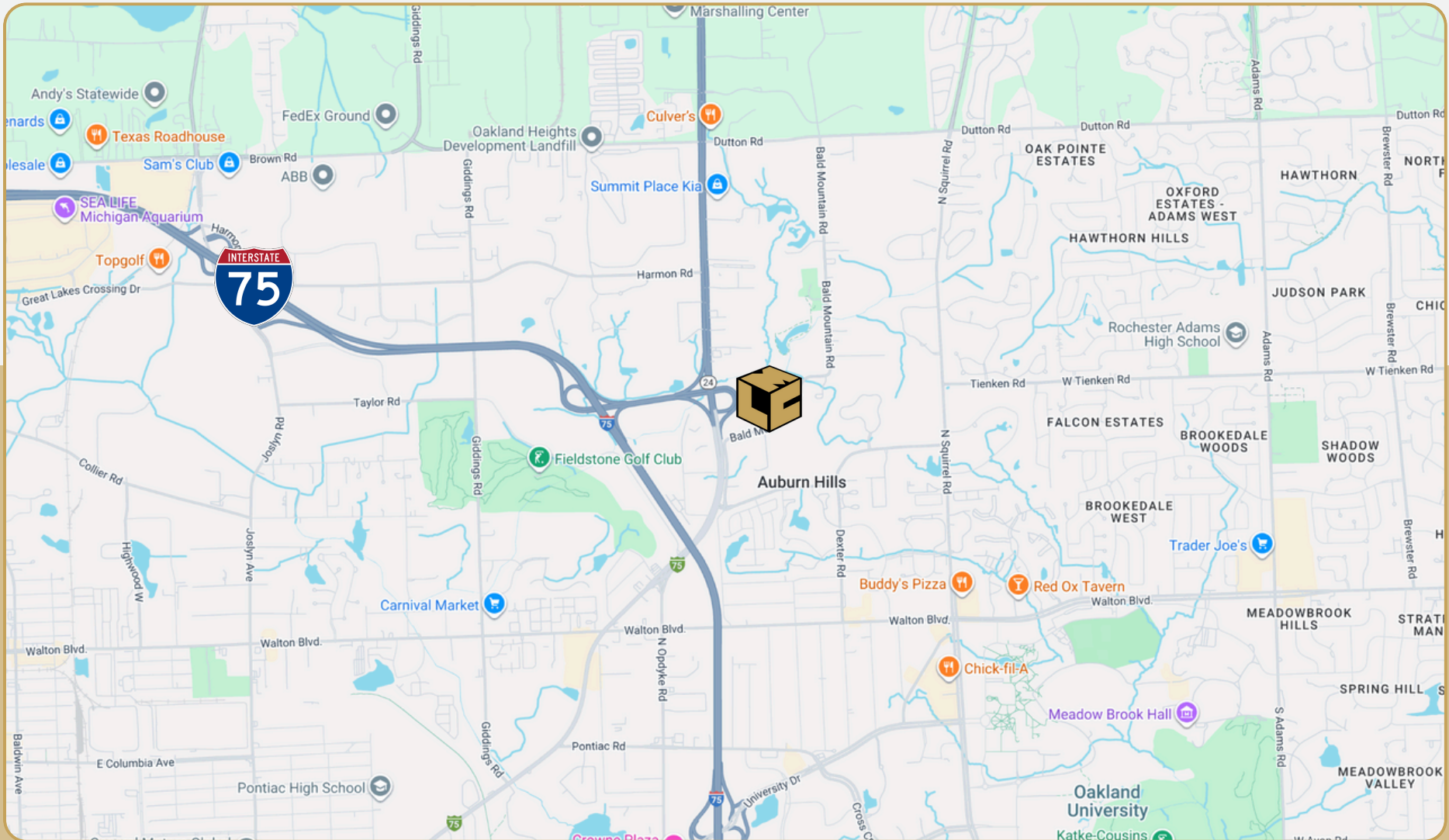


248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

3355 Bald Mountain Rd

Auburn Hills, MI



248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.