

FOR LEASE

27007 Hills Tech Court

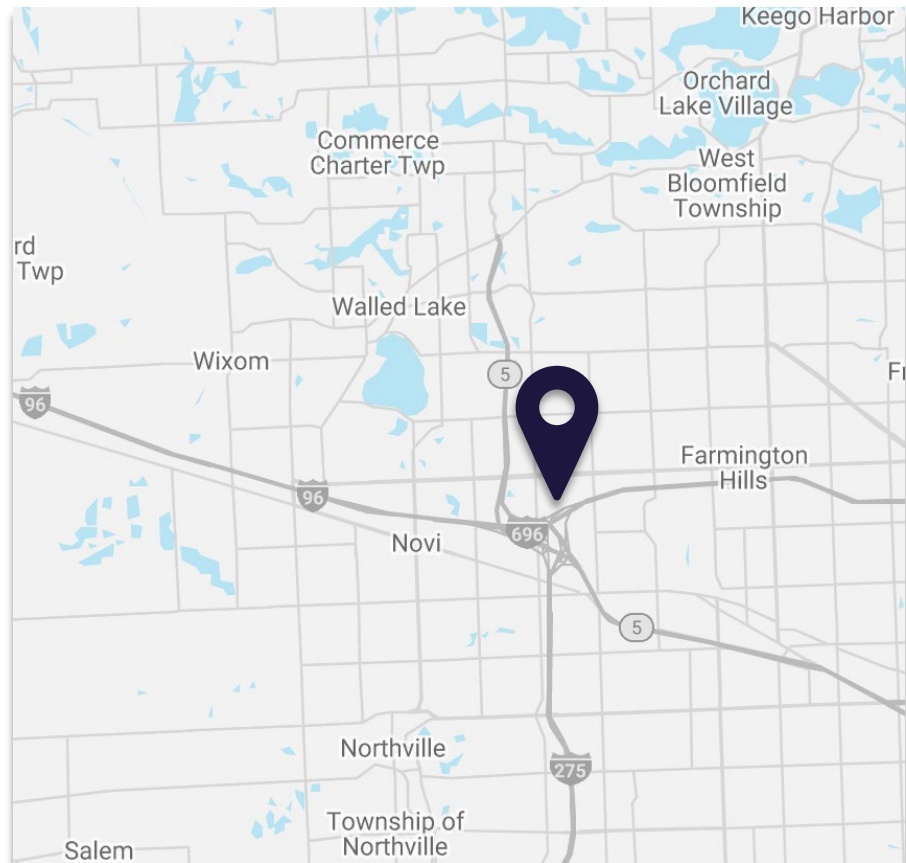
Farmington Hills, Michigan 48331

12,146 SF



Property Highlights

- 12,146 SF with 7,659 SF office (can be reduced to +/- 2,000 SF)
- Park like corporate setting
- Corner unit with expansive glass lines
- Air-conditioned shop
- One (1) 12'x14' overhead door
- 24' clearance
- Convenient location near I-96, I-275, & M-5 interchange



Contact

Tony Avendt

Executive Director

+1 248 358 6115

tony.avendt@cushwake.com

Conner Salsberry

Director

+1 248 358 6114

conner.salsberry@cushwake.com



**CUSHMAN &
WAKEFIELD**

cushmanwakefield.com

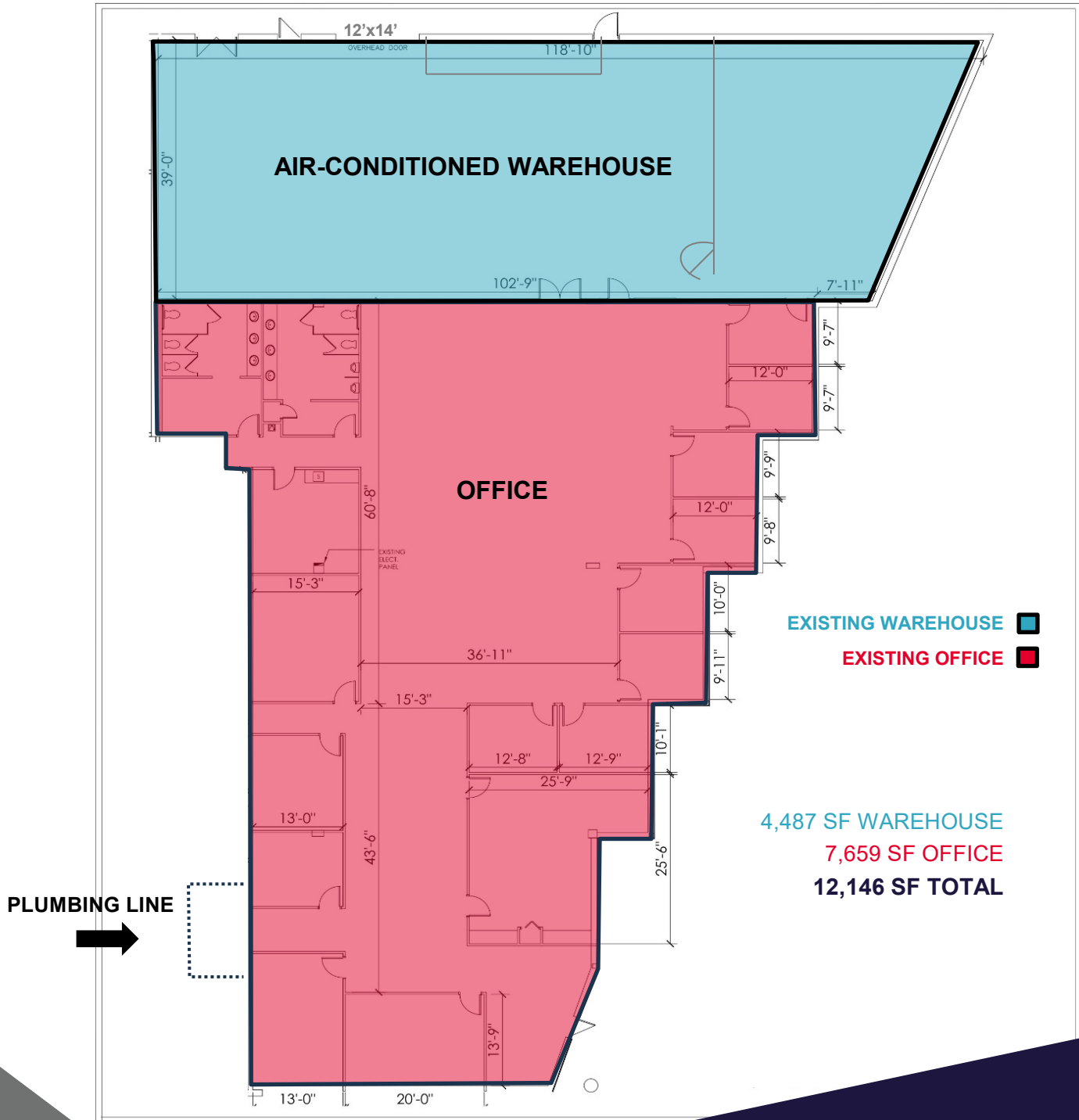
FOR LEASE

27007 Hills Tech Court

Farmington Hills, Michigan 48331

12,146 SF

FLOOR PLAN – EXISTING



**CUSHMAN &
WAKEFIELD**

cushmanwakefield.com

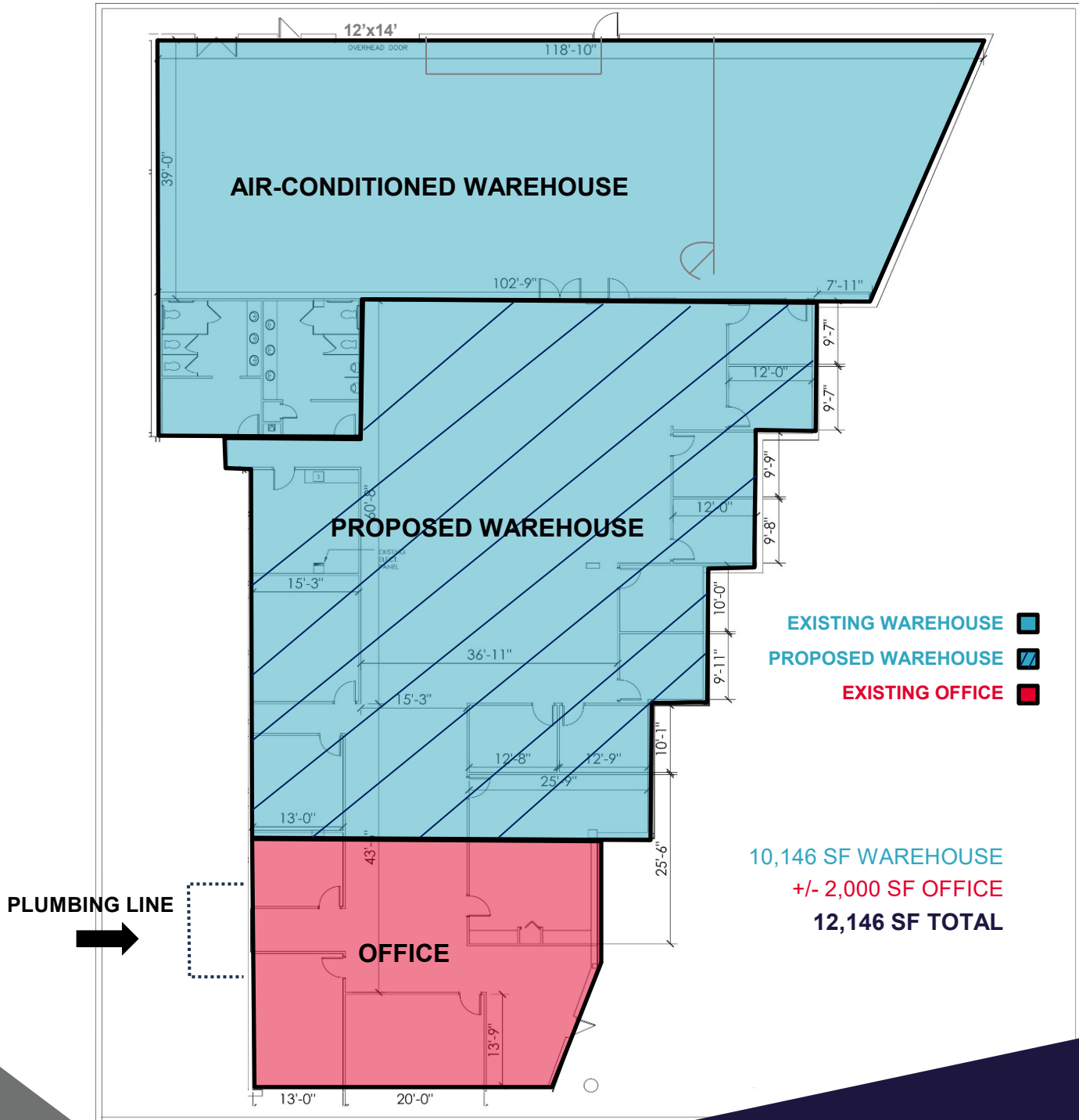
FOR LEASE

27007 Hills Tech Court

Farmington Hills, Michigan 48331

12,146 SF

FLOOR PLAN – OPTION #1



**CUSHMAN &
WAKEFIELD**

cushmanwakefield.com

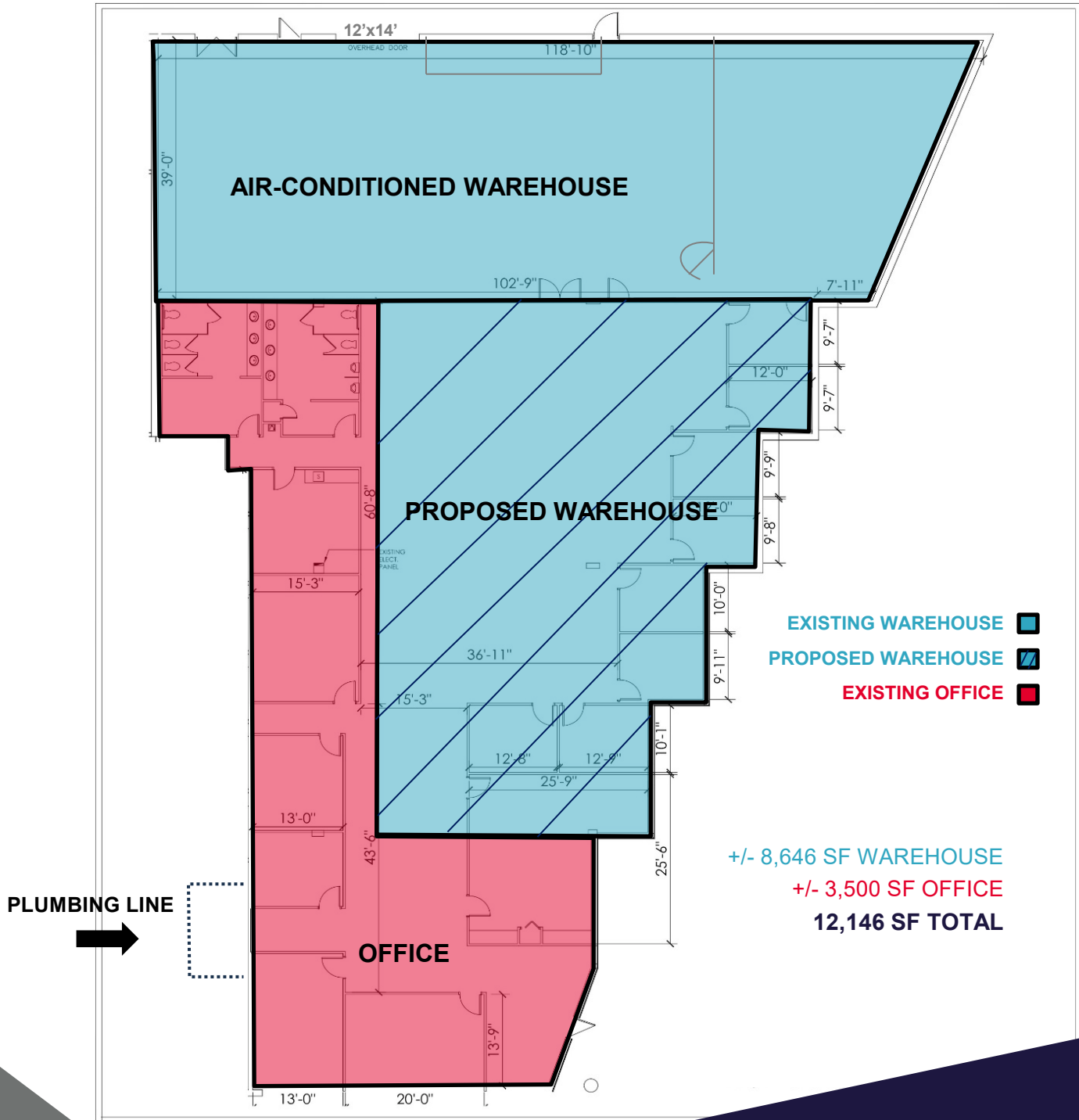
FOR LEASE

27007 Hills Tech Court

Farmington Hills, Michigan 48331

12,146 SF

FLOOR PLAN – OPTION #2



**CUSHMAN &
WAKEFIELD**

cushmanwakefield.com

FOR LEASE

27007 Hills Tech Court

Farmington Hills, Michigan 48331

12,146 SF

SITE PLAN



**CUSHMAN &
WAKEFIELD**

cushmanwakefield.com

FOR LEASE

27007 Hills Tech Court

Farmington Hills, Michigan 48331
12,146 SF

GENERAL INFORMATION

Address	27007 Hills Tech Ct Farmington Hills, MI 48331
Total Suite Area	12,146 SF
Office Area	To suit +/- 2,000 – 7,659 SF
Industrial Area	To suit 4,487 – 10,146 SF
Divisible To	N/A
Primary Use	High Tech / Flex
Property Class	Class B
Year Built / Renovated	1995
Construction Type	Masonry
Stories	1
Roof	EPDM
Mezzanine	No

SITE DETAILS

Total Acreage	2.22 Acres
Zoning	IRO Industrial Research Office District
Parcel ID	23-18-100-035
Building Auto Parking	71 parking spaces
Building Trailer Parking	None
Outside Storage	No
Site Fencing	No
Major Crossroads	12 Mile and Haggerty Road

BUILDING AMENITIES

Ceiling Clearance	24'
Bay Size / Column Spacing	Varied
Docks/Wells	None
Dock Equipment	None
Grade Doors	One (1) 12'x14'
Industrial Area HVAC	100% HVAC
Industrial Area Lighting	Fluorescent
Floor Thickness	6"
Floor Drains	No
Fire Suppression	Ordinary hazard
Cranes	None
Electric	Secondary 800amps/208volts/3 phase
Air Lines	No
Lunch/Break Room	No
Rail Served	No
Building Expandable	No

PRICING

Rental Rate	\$11.25 /SF/YR
Lease Type	NNN
Desired Term	5+ years
Est. 2025 Opex	\$2.99/SF
Taxes	\$1.11/SF
Insurance	\$0.27/SF
CAM	\$1.61/SF

LISTING AGENTS

Tony Avendt

Executive Director
+1 248 358 6115
tony.avendt@cushwake.com

Conner Salsberry

Director
+1 248 358 6114
conner.salsberry@cushwake.com

27777 Franklin Road, Suite 1050
Southfield, Michigan 48034
Main +1 248 358 6100
cushmanwakefield.com



**CUSHMAN &
WAKEFIELD**

cushmanwakefield.com