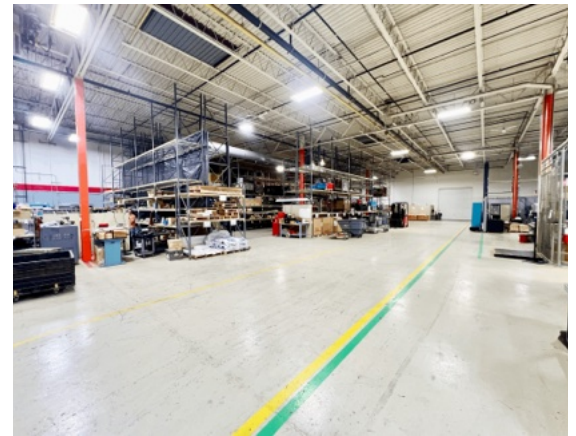
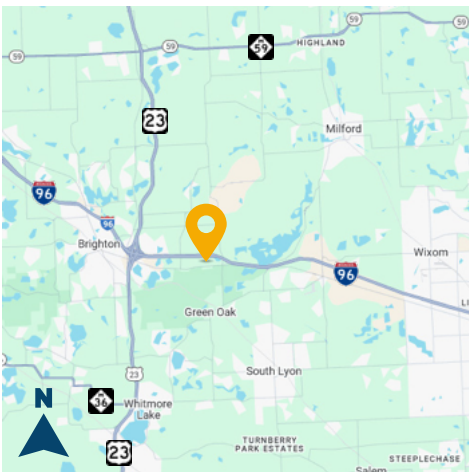


FOR LEASE

12501 GRAND RIVER AVE, BRIGHTON



15,000-65,000 SF LIGHT INDUSTRIAL SPACE



PROPERTY DETAILS

- Beautiful corporate image facility with grand river frontage and signage
- Flexible floor plan layouts to accommodate office and warehousing needs
- Great space for warehousing, distribution, and/or manufacturing
- (4) Grade level doors, (4) dock doors with levelers
- Heavy power and high clearance
- Premium industrial space in Livingston County
- Immediate access to I-96 just minutes from US-23, I-275, & I-696

For information, please contact:



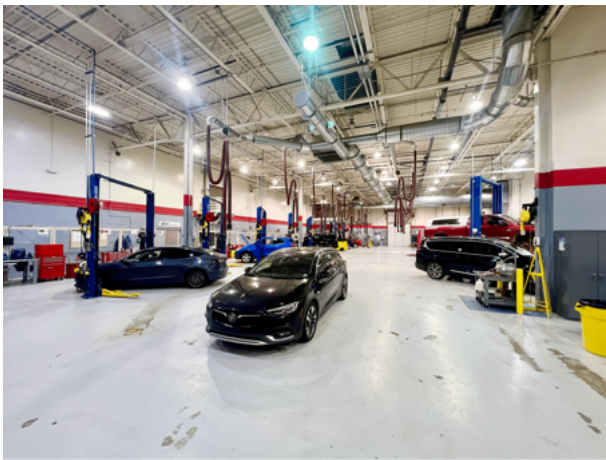
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12501 GRAND RIVER AVE, BRIGHTON



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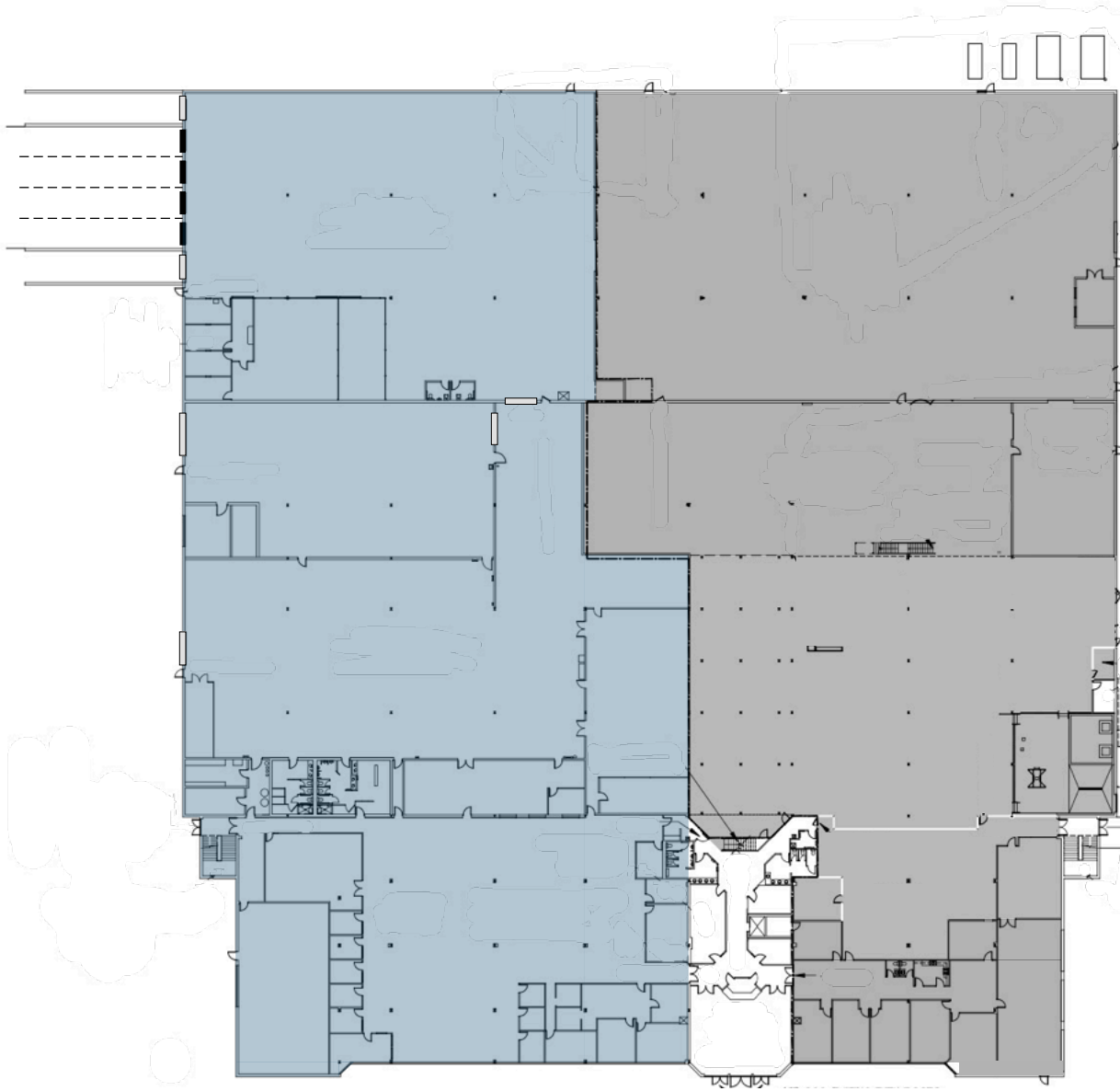
FOR LEASE

12501 GRAND RIVER AVE, BRIGHTON



AVAILABLE FLOOR PLAN SKETCH

(NOT TO SCALE)



= Available Space



= Leased



= Common Area



= Truck Dock OHD



= Grade Level OHD

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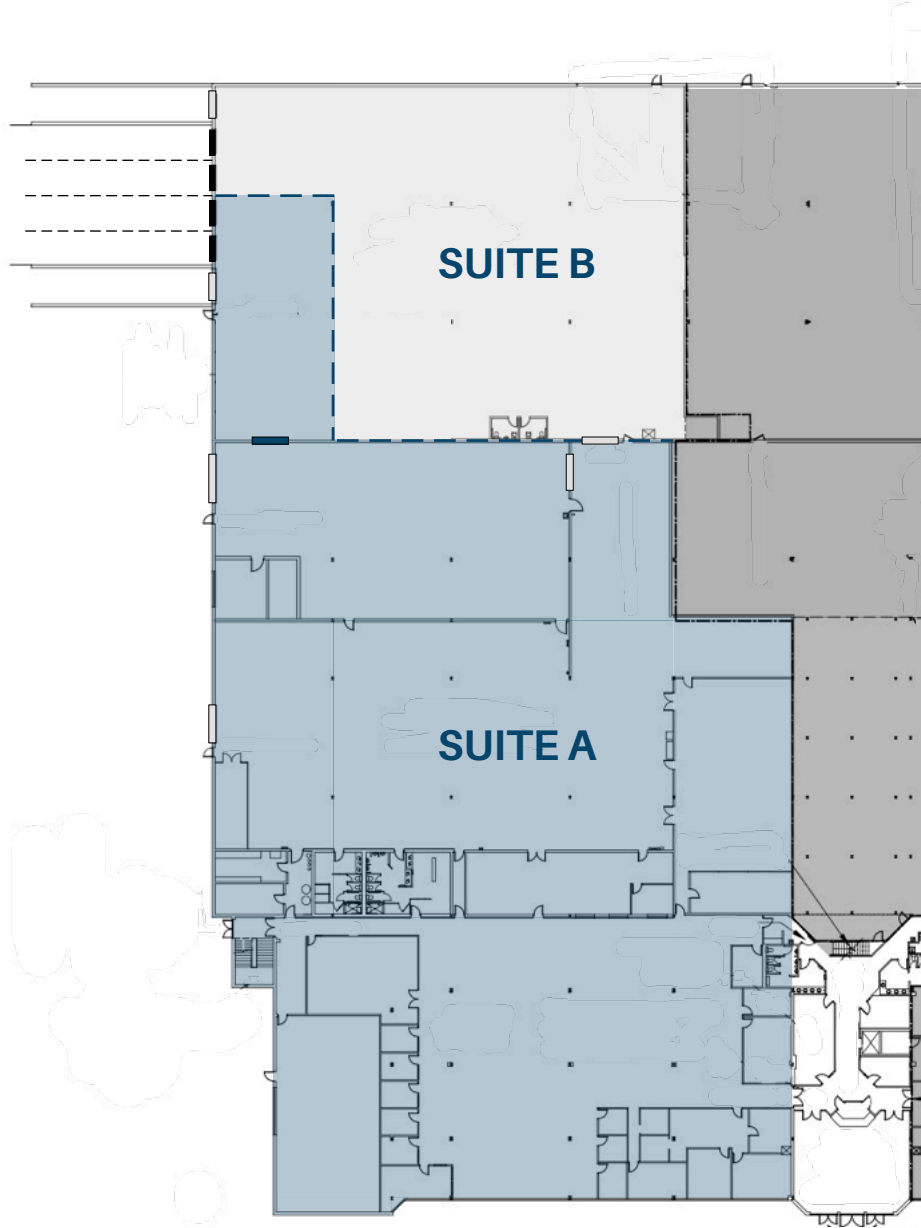
FOR LEASE

12501 GRAND RIVER AVE, BRIGHTON



AVAILABLE FLOOR PLAN SKETCH

(NOT TO SCALE)



= Available Space
(Divisible)



= Leased



= Common Area



= Truck Dock OHD



= Grade Level OHD



= Proposed Grade Level OHD

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FOR LEASE

12501 GRAND RIVER AVE, BRIGHTON



AVAILABILITY BREAKDOWN

SUITE A + B (Entire Available Space)

Available SF: 65,000
Property Type: Industrial
Rate: \$9.50 / SF
Lease Type: NNN
Availability Date: 180 Days
Zoning: I-1

Parking Spaces: Abundant
HVAC: 100%
Grade / Dock: 4 / 4
Fire Suppression: Yes
Power: Heavy



SUITE A

Available SF: 50,000
Property Type: Industrial
Rate: \$9.50
Lease Type: NNN
Availability Date: 180 Days
Zoning: I-1

Parking Spaces: Abundant
HVAC: 100%
Grade / Dock: 3 / 2
Fire Suppression: Yes
Power: Heavy



SUITE B

Available SF: 15,000
Property Type: Industrial
Rate: TBD
Lease Type: NNN
Availability Date: 180 Days
Zoning: I-1

Parking Spaces: Abundant
HVAC: 100%
Grade / Dock: 1 / 2
Fire Suppression: Yes
Power: Heavy



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FOR LEASE

12501 GRAND RIVER AVE, BRIGHTON



PRICING INFORMATION

Lease Rate: \$9.50 / SF, NNN

NNN: CONTACT AGENTS

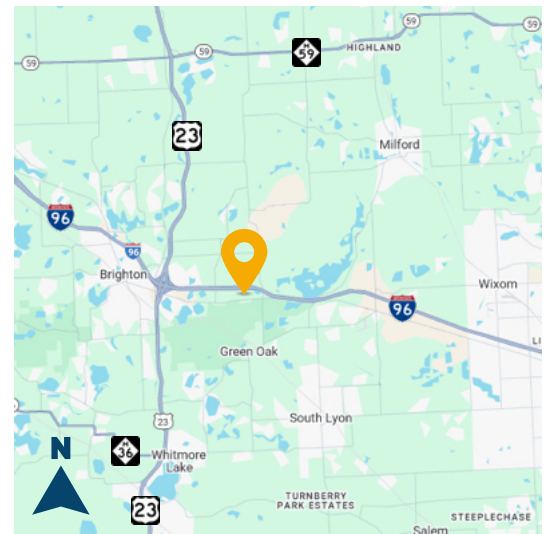
PROPERTY DESCRIPTION

Total SF:	178,560	Parcel ID:	Available
Available SF:	18,000-65,000	Parking Spaces:	630
Office SF:	15,750 SF	Rail Served:	No
Property Type:	Industrial	Cranes:	No
Tenancy:	Multi-tenant	HVAC:	100%
Year Built:	1980	Clearance:	23'
Zoning:	I-1 (Industrial)	Grade/Dock Doors:	4 / 4
Site/Parcel Area:	60 AC	Fire Suppression:	Yes
		Power:	6,000a / 480v

SUMMARY

Ideally located between Wixom and Brighton along the I-96 corridor, this facility offers an exceptional corporate headquarters opportunity. Featuring 100% air conditioning, a backup generator, abundant parking, high clearance, heavy power, and full fire suppression, the building checks every box for a modern, high-performance operation. An additional 60 acres are also available for expansion or build-to-suit development.

ROAD MAP



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