

AVAILABLE FOR LEASE

ALPHA TECH CORPORATE PARK



**NEW OWNERSHIP
RENOVATIONS UNDERWAY!**

48325 – 48679 ALPHA DRIVE WIXOM, MICHIGAN

For more information, please contact:

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**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS



**HILLSIDE
INVESTMENTS**

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

PROPERTY SUMMARY



AVAILABILITIES

SUITE	SQUARE FEET	CLEAR HEIGHT	GLD
48443 (#160)	6,179	16'	(1) 12' x 14'
48561 (#120)	20,196	12' – 14'	(1) 12' x 14'
48561 (#300)	13,392	12' – 14'	(1) 12' x 14'
48679 (#100)	4,617	12' – 18'	(1) 12' x 14'
48679 (#110)	8,138	12' – 18'	(1) 12' x 14'

PLANNED IMPROVEMENTS

- Parking lot resurfacing and striping
- Landscaping upgrades
- Exterior lighting
- Façade improvements
- Monument and directional signage
- Tenant improvement allowances
- Turnkey construction
- Customized buildouts
- Flexible tenant improvement packages available

PROPERTY VALUES

- Immediate I-96 access via Wixom Road
- Building signage with I-96 freeway visibility
- Corporate image facility
- Significant new capital investment
- Flexible tenant improvements
- Responsive local ownership
- Experienced property management
- In-house construction capabilities
- Flexible suite sizes
- Improved tenant experience

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Site plan of the Alpha Drive Industrial Center. The plan shows several building footprints and parking areas. Key features include:

- Streets:** ALPHA DRIVE (60' ROW), TOWER COURT (60' ROW), and 1ST FRONTYARD (SETBACK).
- Building Labels:**
 - 48679 Alpha Dr. LEASED
 - SUITE 110 4,138 SF
 - SUITE 100 4,012 SF
 - 48561 Alpha Dr. LEASED
 - SUITE 300 13,392 SF
 - SUITE 120 20,196 SF
 - 48443 Alpha Dr. LEASED
 - SUITE 180 6,179 SF
 - 48325 Alpha Dr. LEASED
- Other Labels:** 18757 ALPHA Dr., 22 SPACES, 60' REAR YARD (SETBACK), 10' SECONDARY SETBACK.



HILLSIDE
INVESTMENTS

SURROUNDING ESTABLISHMENTS



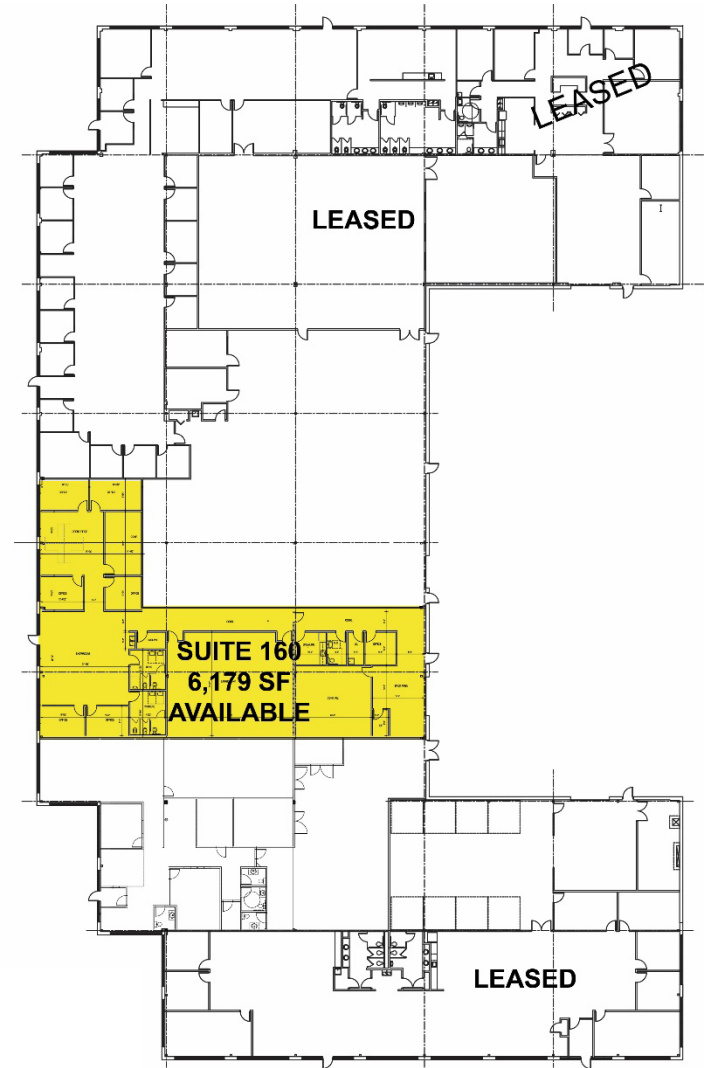
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48443 ALPHA DRIVE SUITE 160



AVAILABLE SQUARE FEET	6,179
OFFICE SQUARE FEET	To Suit
CLEAR HEIGHT	16'
GRADE LEVEL DOOR(S)	(1) 12' x 14'
POWER	1200 amps, 277/480 volts
ZONING	IRO

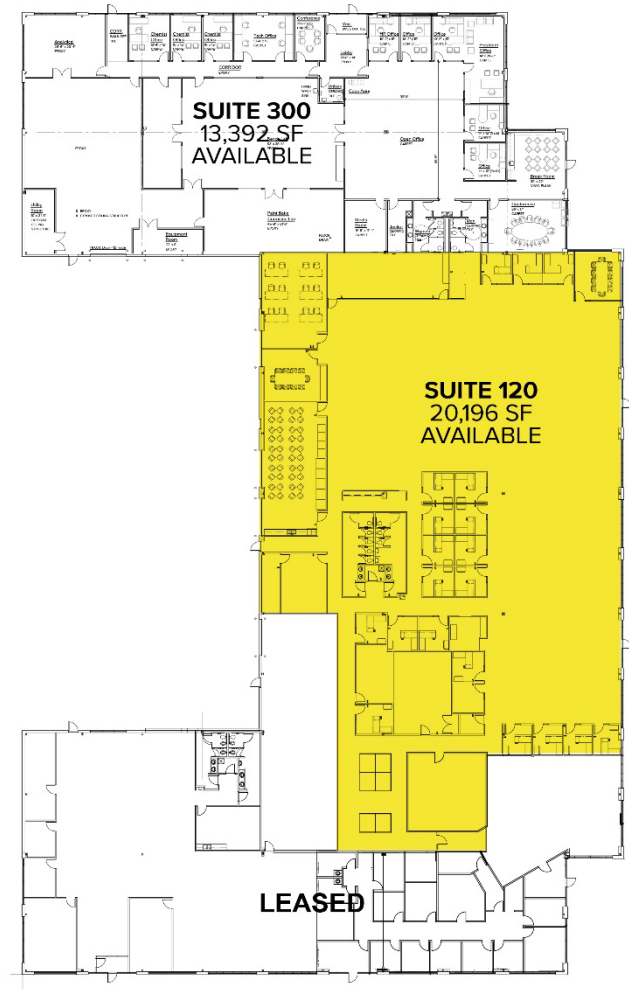
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48561 ALPHA DRIVE SUITE 120



AVAILABLE SQUARE FEET	20,196
OFFICE SQUARE FEET	To Suit
CLEAR HEIGHT	12' – 14'
GRADE LEVEL DOOR(S)	(1) 12' x 14'
POWER	1200 amps, 480 volts, 277 volts
ZONING	IRO

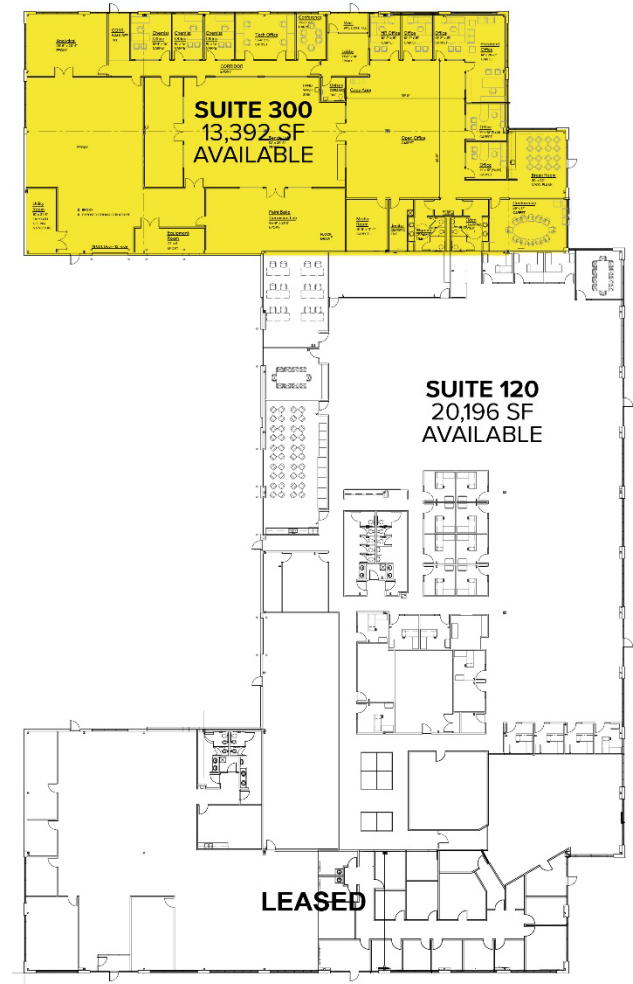
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48561 ALPHA DRIVE SUITE 300



AVAILABLE SQUARE FEET	13,392
OFFICE SQUARE FEET	To Suit
CLEAR HEIGHT	12' – 14'
GRADE LEVEL DOOR(S)	(1) 12' x 14'
POWER	1200 amps, 480 volts, 277 volts
ZONING	IRO

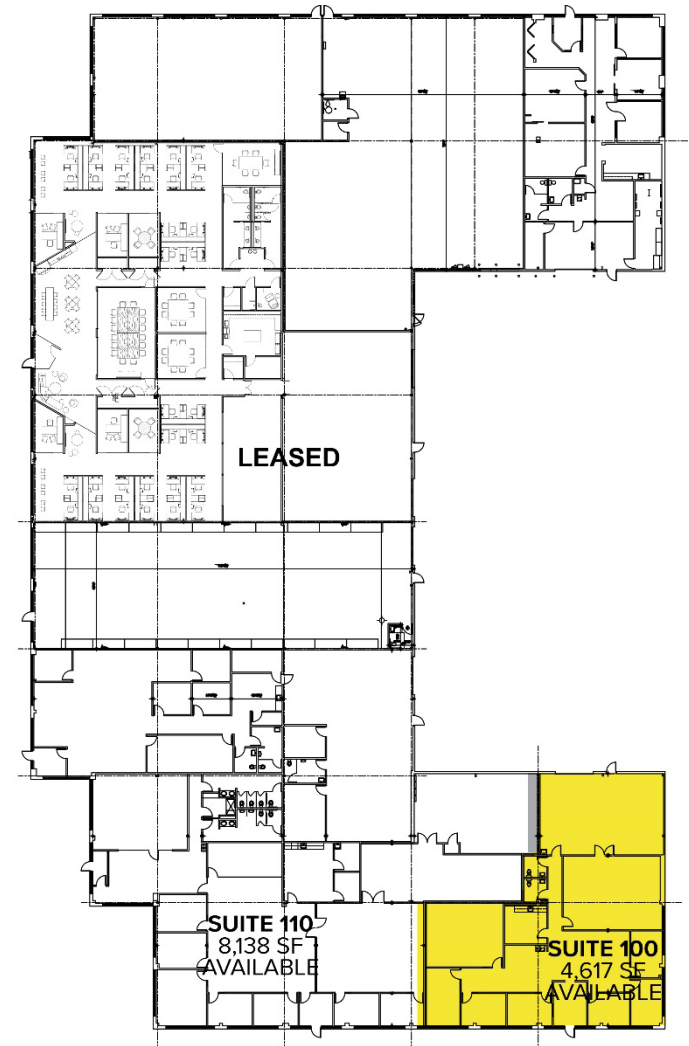
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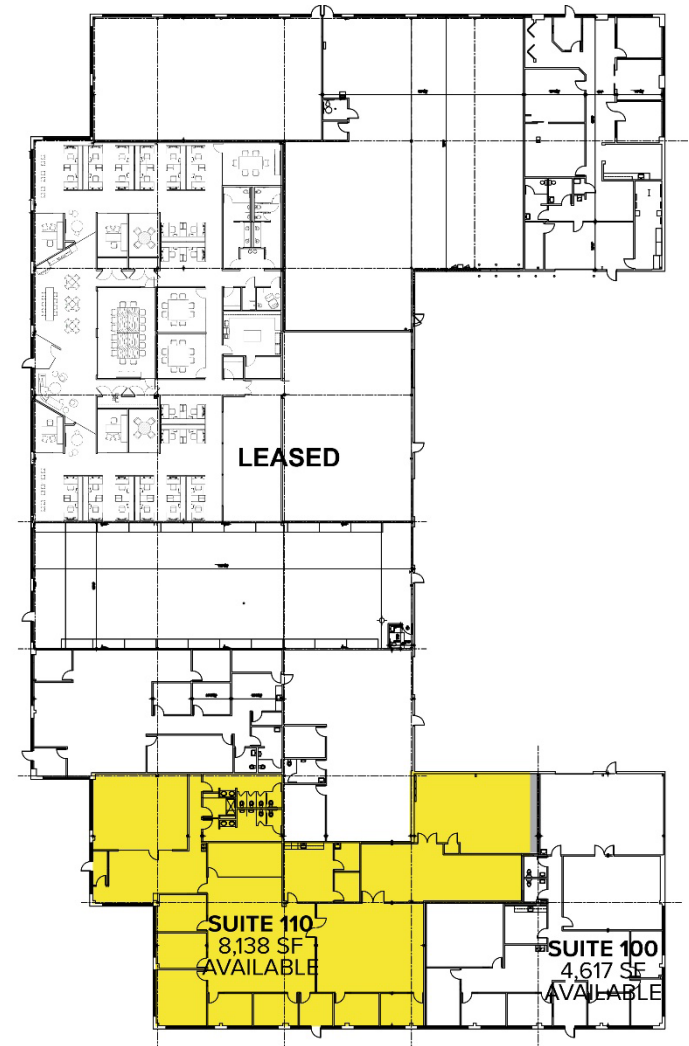


48679 ALPHA DRIVE SUITE 100



AVAILABLE SQUARE FEET	4,617
OFFICE SQUARE FEET	To Suit
CLEAR HEIGHT	12' – 18'
GRADE LEVEL DOOR(S)	(1) 12' x 14'
POWER	1600 amps 277/480 volts
ZONING	IRO

48679 ALPHA DRIVE SUITE 110



AVAILABLE SQUARE FEET	8,138
OFFICE SQUARE FEET	To Suit
CLEAR HEIGHT	12' – 18'
GRADE LEVEL DOOR(S)	(1) 12' x 14'
POWER	1600 amps 277/480 volts
ZONING	IRO

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PARK VIEWS



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ABOUT HILLSIDE INVESTMENTS

Alpha Tech offers a first-class corporate location with excellent visibility and convenient access to I-96, placing it within approximately 20 minutes of major business centers throughout the Oakland County MSA. The property provides tenants with a professional, well-maintained environment supported by strong ownership and continued investment.

Hillside Investments is a full-service real estate investment, development, and management firm with experience across multiple asset classes. We manage the entire real estate process from acquisition and financing through development, construction, leasing, and ongoing property management.

What separates Hillside is our hands-on approach to creating long-term value. We do not simply acquire and operate properties. We actively improve them through capital upgrades, building modernization, enhanced curb appeal, and close attention to the details that directly impact the tenant experience.

Our integrated platform allows us to manage projects from concept through completion, coordinate financing, oversee construction, handle leasing, and remain directly involved in the operation of each asset. This creates accountability, allows for faster decision-making, and helps us consistently improve the quality and market position of our properties.

Just as important, Hillside places a strong emphasis on tenant relationships and retention. Responsive management, proactive maintenance, consistent communication, and understanding tenant needs are central to how we operate. At Alpha Tech, that philosophy is reflected in continued investment in building systems, common areas, exterior improvements, landscaping, parking, signage, and tenant spaces.

Our approach is simple: acquire quality real estate, improve it thoughtfully, operate it at a high level, and build lasting relationships with the companies that call our properties home.



HILLSIDE INVESTMENTS

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BROKERAGE SERVICES

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