

# FOR LEASE

28200 LAKEVIEW DRIVE (SOUTH BUILDING ADDITION ONLY)  
LYON TOWNSHIP, MI (WIXOM MAILING)



## PROPERTY FEATURES

- 25 Acre Lake View
- 32,000 SF
- 30' Clear in Warehouse
- One Truckwell
- 4,700 SF of Finished Office

## FOR DETAILS CONTACT

Jon Savoy, CCIM, SIOR

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Nick Savoy, CCIM

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## TESTEK - South Building Addition

### 28200 Lakeview Drive, Lyon Township (Wixom Mailing), MI 48393



<b>Property Type:</b>	Industrial
<b>Available SF:</b>	32,000
<b>Market:</b>	SE Michigan
<b>Submarket:</b>	SW Oakland
<b>County:</b>	Oakland
<b>Business Park:</b>	Q Industrial Research Center of Lyon

#### Availability Details

<b>Available SF:</b>	32,000	<b>Transaction Type:</b>	Lease
<b>Industrial SF:</b>	27,300	<b>Asking Lease Rate:</b>	\$8.95 Per SF
<b>Office SF:</b>	4,700	<b>Lease Rate Type:</b>	NNN

#### Comments

**Availability Comments:** Building will be available for occupancy approximately February 1, 2025.

#### Building & Construction Details

<b>Construction Status:</b>	Under Construction	<b>Year Built:</b>	2018	<b>Roof Type:</b>	Standing Seam
<b>Building Class:</b>	A	<b>Year Refurbished:</b>		<b>Roof Age:</b>	2018
<b>Spec/BTS:</b>		<b>Floors:</b>	1	<b>Floor Type:</b>	Concrete
<b>Primary Use:</b>	Warehouse	<b>Multi-Tenant:</b>	Yes	<b>Sprinkler:</b>	Fire Suppression & Lawn Sprinkler
<b>Secondary Use:</b>	Light Manufacturing	<b>Construction Type:</b>		<b>Security:</b>	Yes
<b>Flex:</b>	No				
<b># of Buildings:</b>	1				

Clearance, Dock & Door		
<b>Ceiling Height:</b> 30' Clear	<b># GL/DID:</b> 1	<b># Int. Docks:</b>
<b>Bay/Column Size (WxD):</b>	<b>GL/DID Dim.(HxW):</b>	<b># Int. Levelers:</b>
<b>Column Spacing:</b>	<b># DH/Truck-Level Doors:</b> 1	<b># Ext. Docks:</b> 1
	<b># Rail Doors:</b>	<b># Ext. Levelers:</b> 1
	<b>Total Doors:</b> 2	<b>Cross-docked:</b> No
<b>Loading &amp; Door Comments:</b>		

Rail		
<b>Rail Status:</b> Unavailable	<b># Ex Spots:</b>	<b>Rail Line:</b>
	<b># Int Spots:</b>	
<b>Rail Comments:</b>		

Parking		
<b># Spaces:</b> To Be Determined	<b># Covered Spaces:</b>	<b># Uncovered Spaces:</b>
<b>Parking Ratio:</b>	<b>Monthly Rate:</b>	<b>Monthly Rate (\$):</b>
<b>Parking Comments:</b> Handicapped Parking Spaces - To Be Determined		

Site		
<b>Land Size (Acres):</b>	<b>Lot Dimensions (LxW):</b>	<b>Zoning:</b> Light Industrial
<b>Land SF:</b>	<b>Floodplain:</b>	<b>Site Condition/Quality:</b>
<b>Land Usable Acres:</b>	<b>Density:</b>	<b>Topography:</b> Flat
<b>Land Usable SF:</b>	<b>Permitted FAR:</b>	<b>Site Shape:</b>
<b>Max Contiguous SF:</b>	<b>Development Capacity:</b>	<b>Access:</b>
<b>Max Contiguous Acres:</b>	<b>Yard Type:</b>	<b>Visibility:</b>
<b>Permitted SF:</b>	<b>Yard SF:</b>	<b>Frontage:</b>
<b>Buildable SF:</b>		
<b>Additional Site/Parcel Information Comments:</b> Parcel Identification Number 21-12-451-023		
<b>Frontage Traffic Count Comments:</b>		

Utilities		
<b>Gas:</b> Yes	<b>Power:</b> To Be Determined	<b>Phone:</b>
<b>Water:</b> Yes	<b>Amps:</b>	<b>Cable:</b>
<b>Sewer:</b> Yes	<b>Volts:</b>	<b>Broadband:</b>
	<b>Phase:</b>	<b>Broadband Supplier:</b>
	<b>Power Supplier:</b>	
<b>Utility Comments:</b>		

Contacts for this Availability				
Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates of MI	Jon Savoy	248.567.8000	<a href="mailto:jon.savoy@lee-associates.com">jon.savoy@lee-associates.com</a>
Listing Broker	Lee & Associates of MI	Nick Savoy	248.567.8001	<a href="mailto:nick.savoy@lee-associates.com">nick.savoy@lee-associates.com</a>
Listing Broker	Lee & Associates of MI	Scott Lyons	248.567.8002	<a href="mailto:scott.lyons@lee-associates.com">scott.lyons@lee-associates.com</a>

**GENERAL NOTES**

1. DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY. DIMENSIONS ARE TO THE FACE OF WALL OR PARTITION UNLESS NOTED OTHERWISE. DIMENSIONS TO FACE OF PARTITION UNLESS NOTED OTHERWISE. DIMENSIONS TO FACE OF PARTITION UNLESS NOTED OTHERWISE.
2. GENERAL CONTRACTORS SHALL COORDINATE WITH THE MECHANICAL AND ELECTRICAL CONTRACTORS THE LOCATIONS OF FLOOR FINISH BOARDS, CHANGES, CONDITIONS, ETC. BEFORE REVISIONS. ANY REVISIONS SHALL BE REVIEWED BY MECHANICAL AND ELECTRICAL CONTRACTORS AS REQUIRED BY MANUFACTURER.
3. ALL DOORS TO COMPLY WITH THE 2003 EDITION OF THE MICHIGAN BUILDING CODE SECTION 1009 AND COMPLY WITH SECTION 404.2.
4. ALL INTERIOR FINISHES SHALL HAVE A CLASS C FLAME SPREAD OF 75 TO 200 AND DED OF 0.175. ALL INTERIOR CABETS INCLUDING THOSE IN EXIT ENCLOSURES SHALL COMPLY WITH SECTION 1009.1. ALL INTERIOR FINISHES SHALL BE REVIEWED BY MECHANICAL AND ELECTRICAL CONTRACTORS AS REQUIRED BY MANUFACTURER.
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**DESIGN DATA**

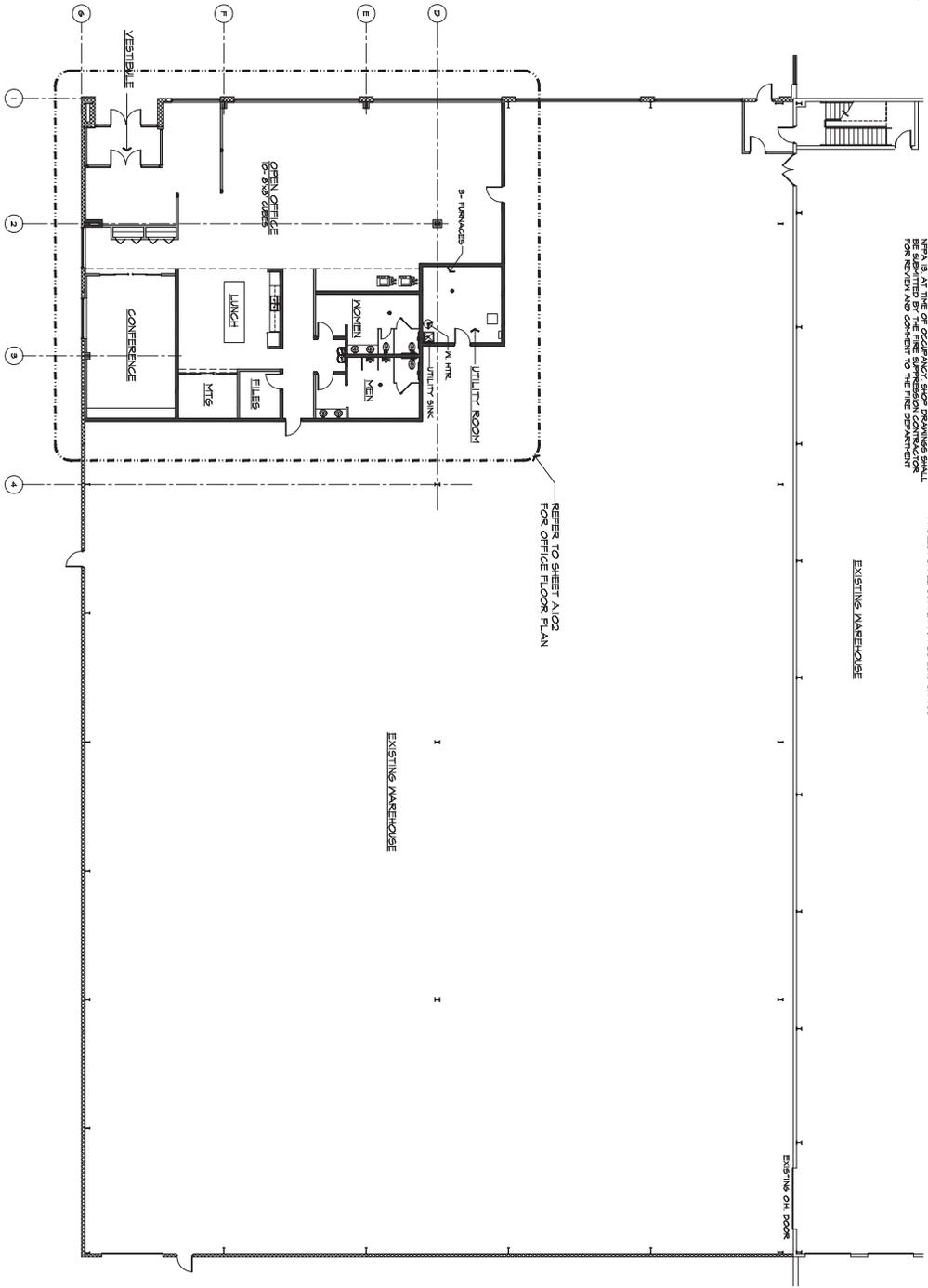
NOTE: ALL WORK SHALL BE SUBMITTED FOR THE INTERIOR OFFICE BUILDING WITH REVISIONS AS APPLICABLE SPACE.

**BUILDING DATA**  
 PROPOSED OFFICE AREA: 4,773 SQUARE FT.  
 USE GROUP: B (OFFICE AREA), 5-I (WAREHOUSE)  
 CONSTRUCTION CLASS: III  
 TO BE SUBMITTED WITH ALL INTERIOR AREAS TO BE CONSTRUCTION.

NOTE: BUILDING AREA IS TO BE FULLY FIRE SPRINKLED PER PERMITS AS APPLICABLE. ALL WORK SHALL BE SUBMITTED FOR REVIEW AND COMMENT TO THE FIRE DEPARTMENT.

**CODE REFERENCE**

- MICHIGAN BUILDING CODE 2006
- MICHIGAN SAFETY CODE 2006
- MICHIGAN ELECTRICAL CODE 2006
- MICHIGAN MECHANICAL CODE 2006
- INTERNATIONAL FIRE AND CODE 2003 (IFC)
- 2002 CHAPTER 8 & MICHIGAN AIRBOAT DESIGN (MAD) STANDARDS
- NATIONAL ELECTRICAL CODE 2004 (NEC) W/ PART 8 AMENDMENTS
- 2003 CHAPTER 10 (IFC)
- 2003 CHAPTER 11 (IFC)
- 2003 CHAPTER 12 (IFC)
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- 2003 CHAPTER 99 (IFC)
- 2003 CHAPTER 100 (IFC)



REFERENCE FLOOR PLAN

SCALE: 3/8" = 1'-0"

ISSUED FOR	DATE

**ARCHITECTURAL DESIGN**  
 RESIDENTIAL INDUSTRIAL  
 240.556.5554



QUADRANTS DEVELOPMENT, LLC  
 4192 NIXON TECH DRIVE  
 NIXON, MICHIGAN  
 240.556.5554

**PROPOSED INTERIOR ALTERATIONS**  
 TESTEK  
 28320 LAKEVIEW DRIVE  
 LYON TWP., MICHIGAN

DRAWN: [ ] DESIGNED: [ ] CHECKED: [ ]  
 SCALE: 1/8" = 1'-0"  
 FILE NAME: [ ]  
 JOB #: 170271  
 SHEET TITLE: FLOOR PLAN  
 SHEET #

A.101

# 28320 Lakeview Drive

Lyon Township (Wixom mailing address)

## Legend

-  Feature 1
-  Grand River Equine Feed Inc
-  Testtek, Inc
-  Testtek, Inc

Google Earth

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1000 ft

