

47689 Avante Drive

Wixom, Michigan

2,880 SF Immediately Available for Lease



Property Features

- + Attractive brick masonry construction built in 1995
- + 16' clear height in warehouse with one (1) grade level door
- + Parking: 2.30/1,000 SF
- + Power: 200a/220v
- + Immediate access to I-96 at the Beck Road Interchange providing connectivity to M-5, I-696, and I-275
- + Lease Rate: \$11.95/SF - \$12.95/SF Gross + Utilities (\$2,868/month-\$3,108/month)

Area Map



Property Overview

- + County: Oakland
- + Zoning: M-1 (Light Industrial)
- + Total Building Size: 11,160 SF
- + Divisible (Min/Max) : 2,880 SF
- + Lease Rate: \$11.95/SF - \$12.95/SF Gross + Utilities (\$2,868/month-\$3,108/month)
- + Tenant is responsible for utilities, janitorial, interior repairs, and maintenance

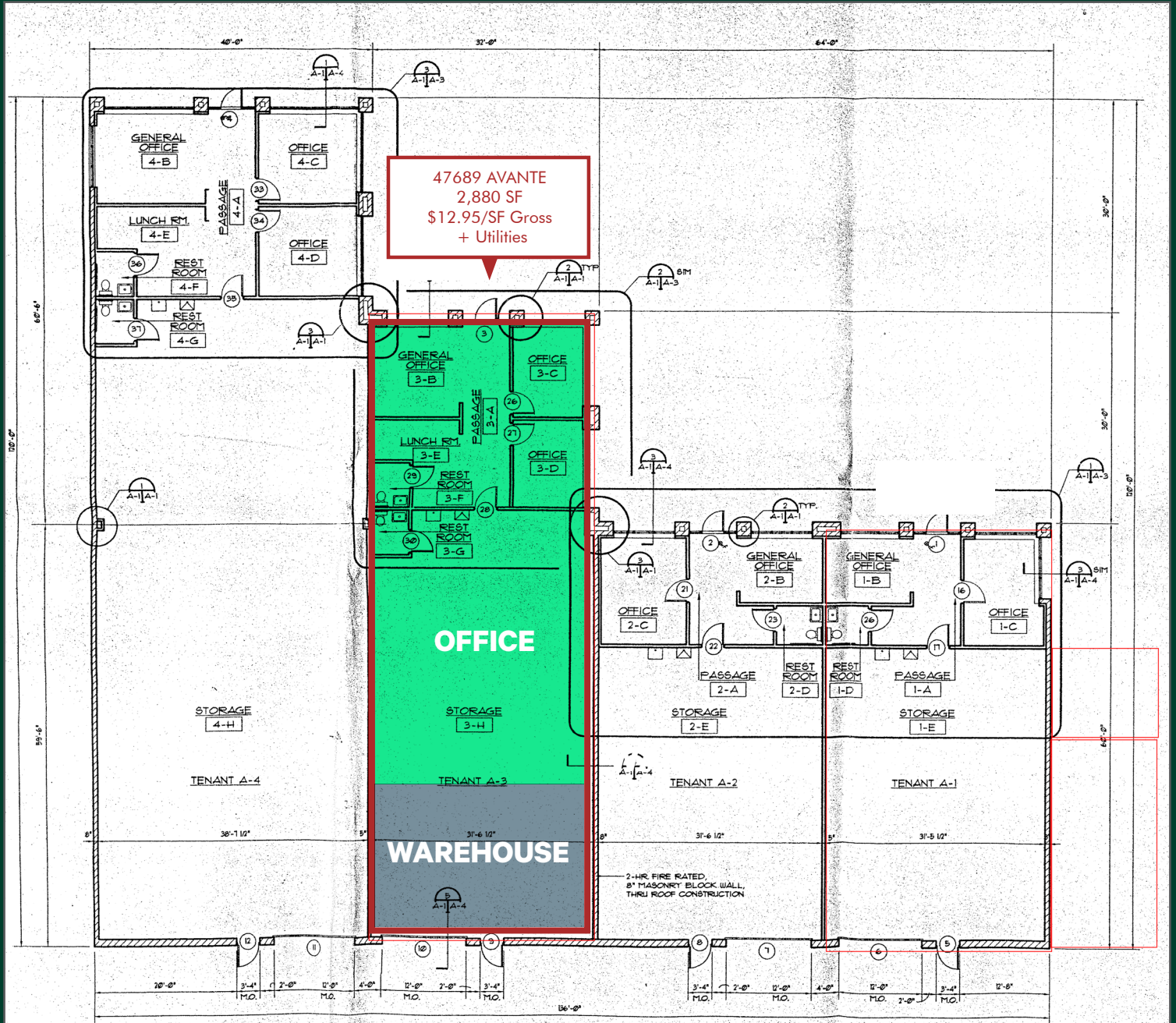
Comments

- + Extremely well maintained industrial facility
- + Professional ownership group
- + 200 SF of mezzanine space not included in 2,880 SF
- + Space currently built out with ~70% office/lab, but can be reduce to ~30%
- + Immediate access to I-96 at the Beck Road Interchange providing connectivity to M-5, I-696 and I-275

Land & Structures

Year Built	1995
Divisible	No
Acreage	0.98 AC
Construction	Masonry
Roof	Rubber Membrane
Stories	One (1)
Floor Drains	No
Ceiling Height	16'
Parking	2.30/1,000
HVAC	GFA
Power	200 amp / 220 volt
Security System	At Tenant Expense
Lighting	Fluorescent
Restrooms	Yes
Grade Level Doors	One (1)
Truckwells/Docks	No

Floor Plan



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For Lease

Photos



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