

# 1450 E. Highwood

Pontiac, MI

- 10,000 Square Foot Available for Sublease or New Lease
- Corner Unit
- Clean Shop With 18' Clearance
- New T-5 Shop Lighting
- Kitchen/Lunch Area
- Great Convenient Location
- 12' X 14' Overhead Door
- Immediate Occupancy

**INDUSTRIAL BUILDING  
FOR SUBLEASE OR NEW 3  
YEAR PRIME LEASE**



7,000 SF of Factory



3,000 SF of Office



12'x14' Grade Level Door

**STARTING AT BELOW  
MARKET LEASE RATE!**



## FOR MORE INFORMATION:

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 **L. MASON CAPITANI**  
CORFAC INTERNATIONAL  
CELEBRATING 60 YEARS

# 1450 E. Highwood

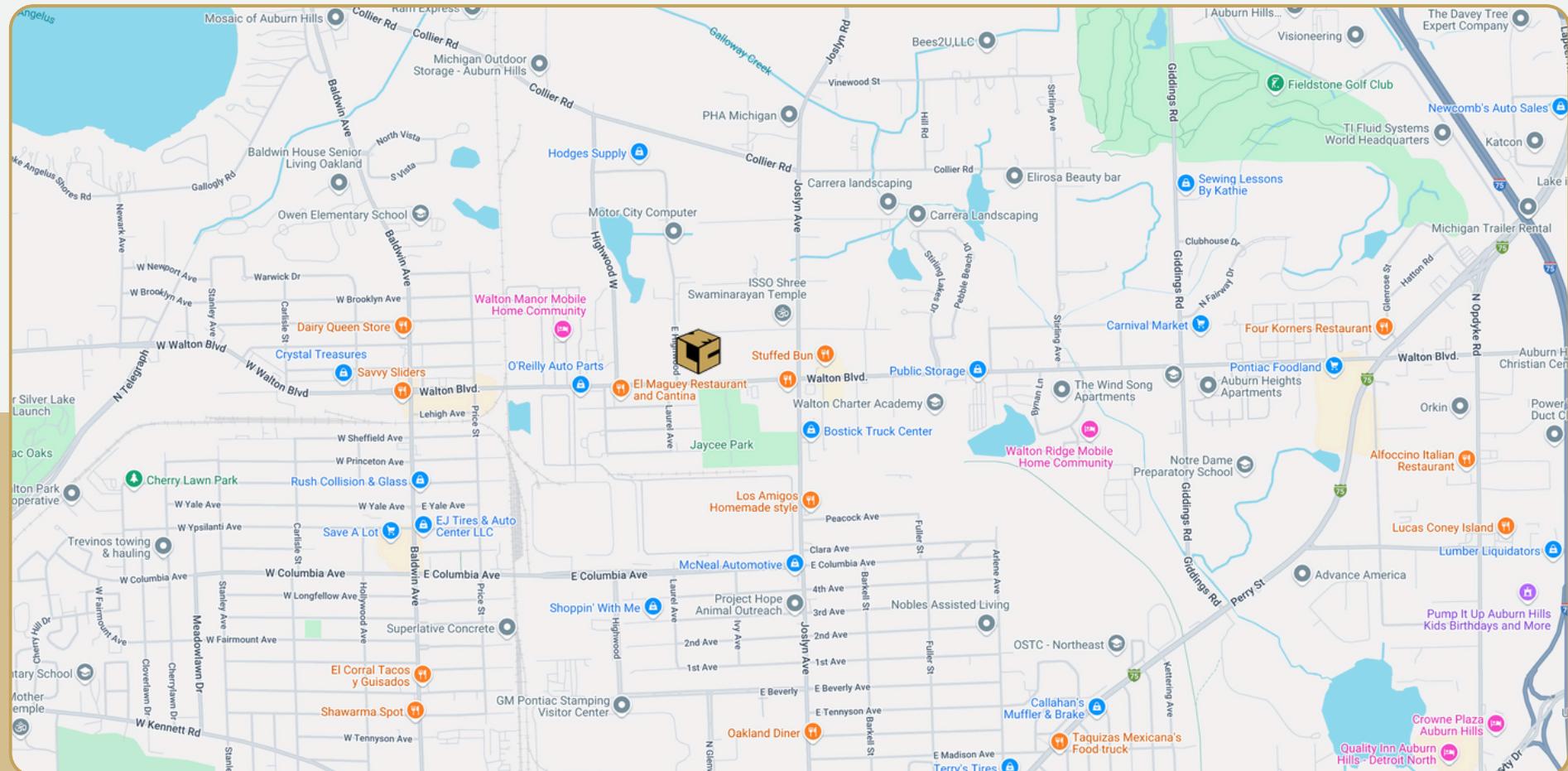
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## Industrial Property Details:

### Details:

**Intersection:** Walton & Joslyn  
**Freestanding:** Duplex  
**Year Built:** 1986  
**Rail Siding:** No  
**Parking:** 25 Spaces  
**Expandable:** No  
**Storage:** No  
**Total SF:** 10,000 SF  
**Available SF:** 10,000 SF  
**Min/Max SF:** 10,000 SF  
**Office SF:** 3,000 SF  
**Factory SF:** 7,000 SF  
**X-Way Distance:** 4 Miles to I-75  
**Zoning:** Industrial

### Interior:

**Ceiling Height:** 18'  
**Bay Size:** 40'  
**Restrooms:** 3  
**Power:** 277/480  
**Buss Duct:** No  
**Lighting:** T-5  
**Grade Door:** 12'x14'  
**Heating:** Radiant  
**A/C:** 100%  
**Sprinklered:** 100%  
**Airlines:** YEs  
**Compressor:** No  
**Floor Drains:** No

### Economic

**Sublease** through 1/17/26  
**Lease S/F:** \$6.25  
**Direct Lease** after 1/26  
**Lease S/F:** \$8.10  
**Lease Terms:** NNN  
**Occupancy:** Immediate  
**Taxes:** \$1.00  
**Status:** Existing