

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

FOR MORE INFORMATION:

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**STARTING AT BELOW
MARKET LEASE RATE!**



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

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Pontiac, MI



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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 1200 Amps
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