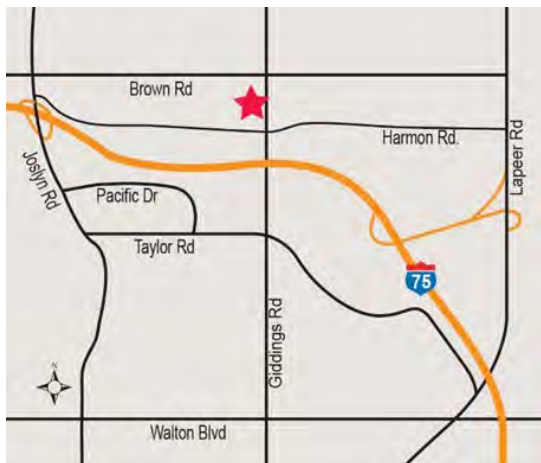




3985 GIDDINGS

AUBURN HILLS, MI



BUILD TO SUIT

Property Highlights

- Up to 79,943 square feet
- Office area to suit up to 18,852 square feet
- 6 exterior truckwells
- 27'4" clearance
- Site plan approval

For information, please contact:

GEOFF HILL

Executive Managing Director
t 248-350-1492
ghill@ngkf.com

JACK COURY

Senior Managing Director
t 248-372-2276
jcoury@ngkf.com

27725 Stansbury Blvd, Suite 300
Farmington Hills, MI 48334

NEWMARK

nrmk.com

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Lease

3985 Giddings Road Auburn Hills, MI 48326



Pricing Information:

Lease Rate Range:	\$9.95-\$9.95 NNN
Lease Type:	NNN
Sale Price:	N/A
Price per SF:	N/A
Real Estate Taxes psf:	\$0.00
Building Insurance psf:	\$0.00
CAM psf:	N/A

Property Details:

Total Building Area:	79,643 sf	Parcel ID:	14-03-100-047
Min/Max Available:	79,643 sf	Parking Description:	150
Office Area:		Rail Served:	No
Property Type:	General Industrial	Cranes:	No
Tenancy:	Single-tenant	Heat:	N/A
Year Built:		Clear Height Min/Max:	26.0 - 27.0 '
Year Renovated:		Grade/Dock Doors:	2 / 6
Zoning:	I-2	Sprinkler:	Yes
Site/Parcel Area:	5.20 acres	Power:	1,000 amps, 480 volt

Comments:

Site plan approval for up to 79,643 SF with office area from 2,642 SF up to 18,852 SF. High Image facility with 60' wide bays, 6 exterior loading docks and 2-14' x 16' grade level doors.

Geoffrey Hill

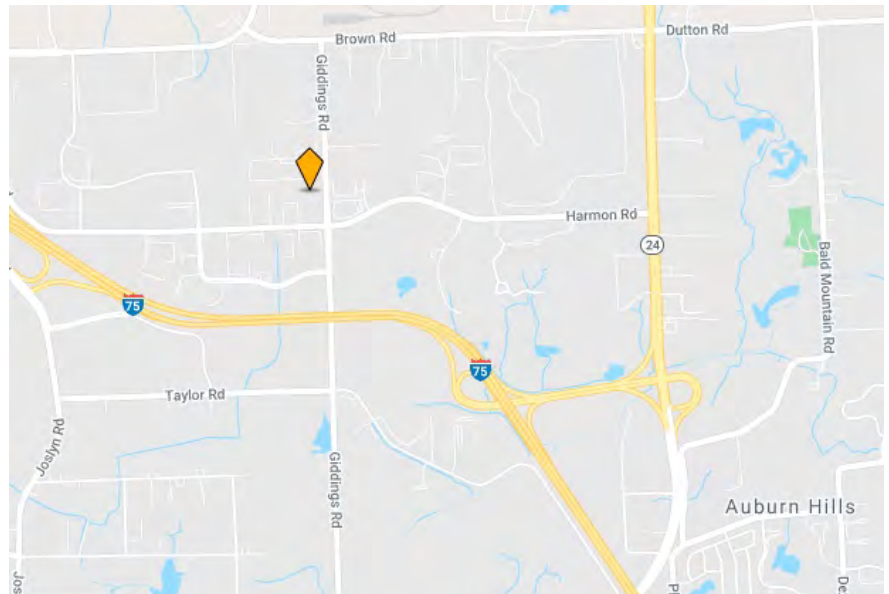
248.350.1492

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Jack Coury

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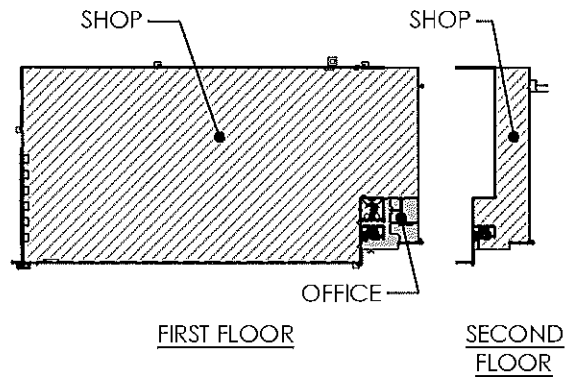
jcoury@ngkf.com



3985 GIDDINGS ROAD - SQUARE FOOTAGE CALCULATIONS

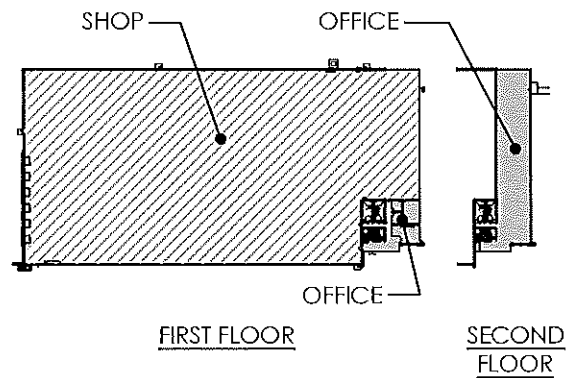
1. BASE OFFICE DESIGN

FIRST FLOOR OFFICE AREA:	2,642 SQ. FT.
SECOND FLOOR SHOP:	6,533 SQ. FT.
FIRST FLOOR SHOP:	67,748 SQ. FT.
TOTAL:	76,923 SQ. FT.



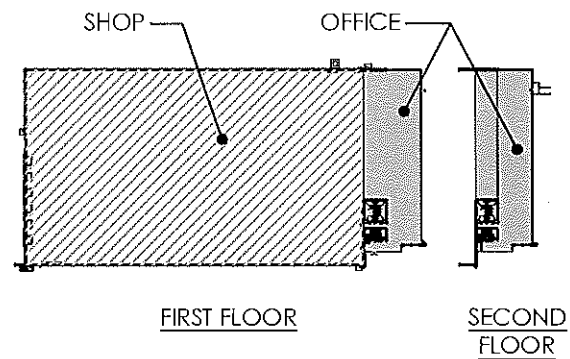
2. EXPANDED OFFICE DESIGN

FIRST FLOOR OFFICE AREA:	2,642 SQ. FT.
SECOND FLOOR OFFICE AREA:	6,533 SQ. FT.
FIRST FLOOR SHOP:	67,748 SQ. FT.
TOTAL:	76,923 SQ. FT.



3. MAXIMUM OFFICE DESIGN

FIRST FLOOR OFFICE AREA:	9,599 SQ. FT.
SECOND FLOOR OFFICE AREA:	9,253 SQ. FT.
FIRST FLOOR SHOP:	60,791 SQ. FT.
TOTAL:	79,643 SQ. FT.



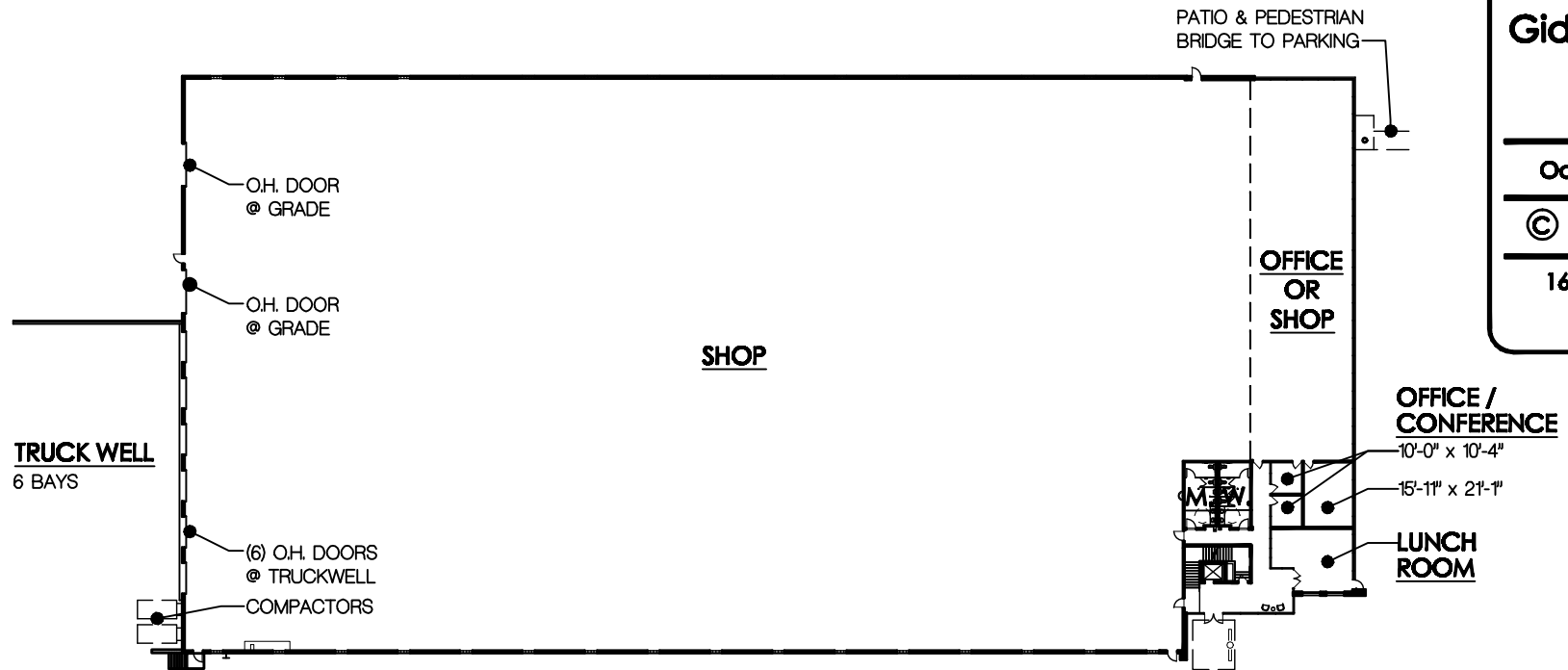
SINCE 1914
A. J. DAMMAN CO.
 DEVELOPMENT-CONSTRUCTION MANAGEMENT
 1180 E. Big Beaver
 Troy, Michigan 48063
 PH:248-528-2700 Fax:248-528-1260
 damman.com

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 Michigan
 48326

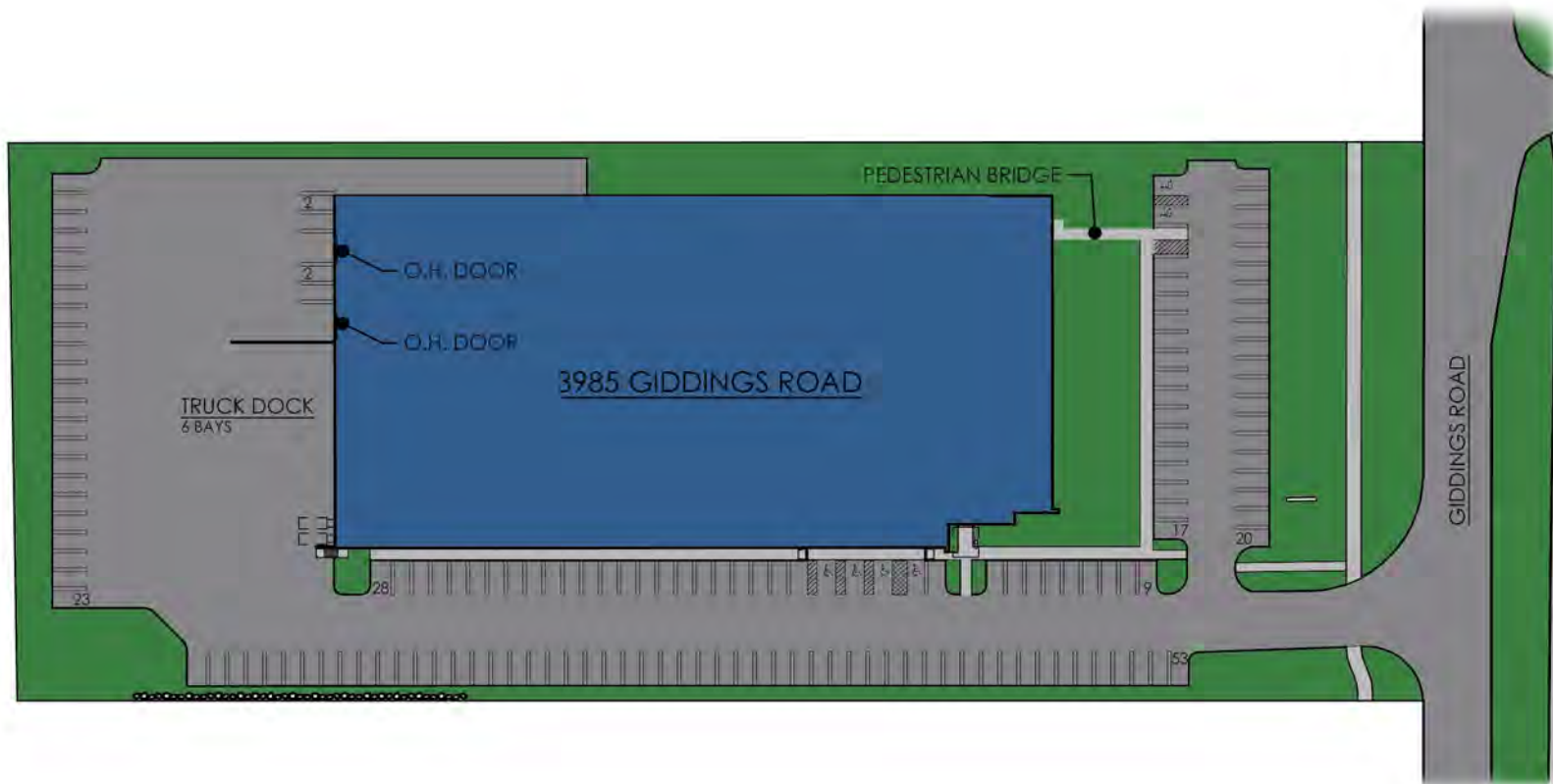
October 16, 2017

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1650 - Marketing
 Floor Plan



 **FLOOR PLAN**
 SCALE: 1" = 60'-0"



SINCE 1914
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 damman.com

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October 16, 2017

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1650 - Site Plan



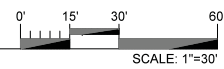
SITE PLAN

SCALE: 1" = 100'-0"



LP.01
L-01
PLAN VIEW

RENDERED LANDSCAPE PLAN



3 WORKING DAYS
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(TOLL FREE)

E.J. KLECKNER & ASSOCIATES

6689 ORCHARD LAKE ROAD SUITE #213 WEST BLOOMFIELD, MICHIGAN 48322

LANDSCAPE ARCHITECTS

E-MAIL: LA@klecknerassociates.com

PHONE (248) 572-4204

WEBSITE: www.klecknerassociates.com

SITE CONSULTANTS

SHEET NO.

L-01

16401

JOB NO.

ISSUED

2017/09/05	SPA
2017/10/18	SPA
2017/10/30	SPA
2017/11/03	SPA

SEAL



3985 GIDDINGS ROAD
RENDERED LANDSCAPE PLAN
CITY OF AUBURN HILLS, OAKLAND COUNTY, MI

PROJECT