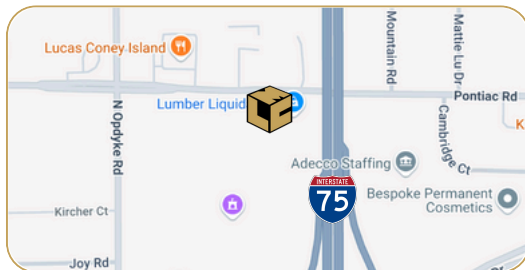


1920 Opdyke - Suite 200

Auburn Hills, MI

- 3,342 Sq. Ft. For Sublease
- Exceptionally Clean
- Seconds from I-75
- Professional Campus Setting

INDUSTRIAL BUILDING FOR SUBLEASE



FOR MORE INFORMATION:

Garry Rogers
Senior Vice President
248.637.3527
grogers@LMCap.com

248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.



1920 Opdyke - Suite 200

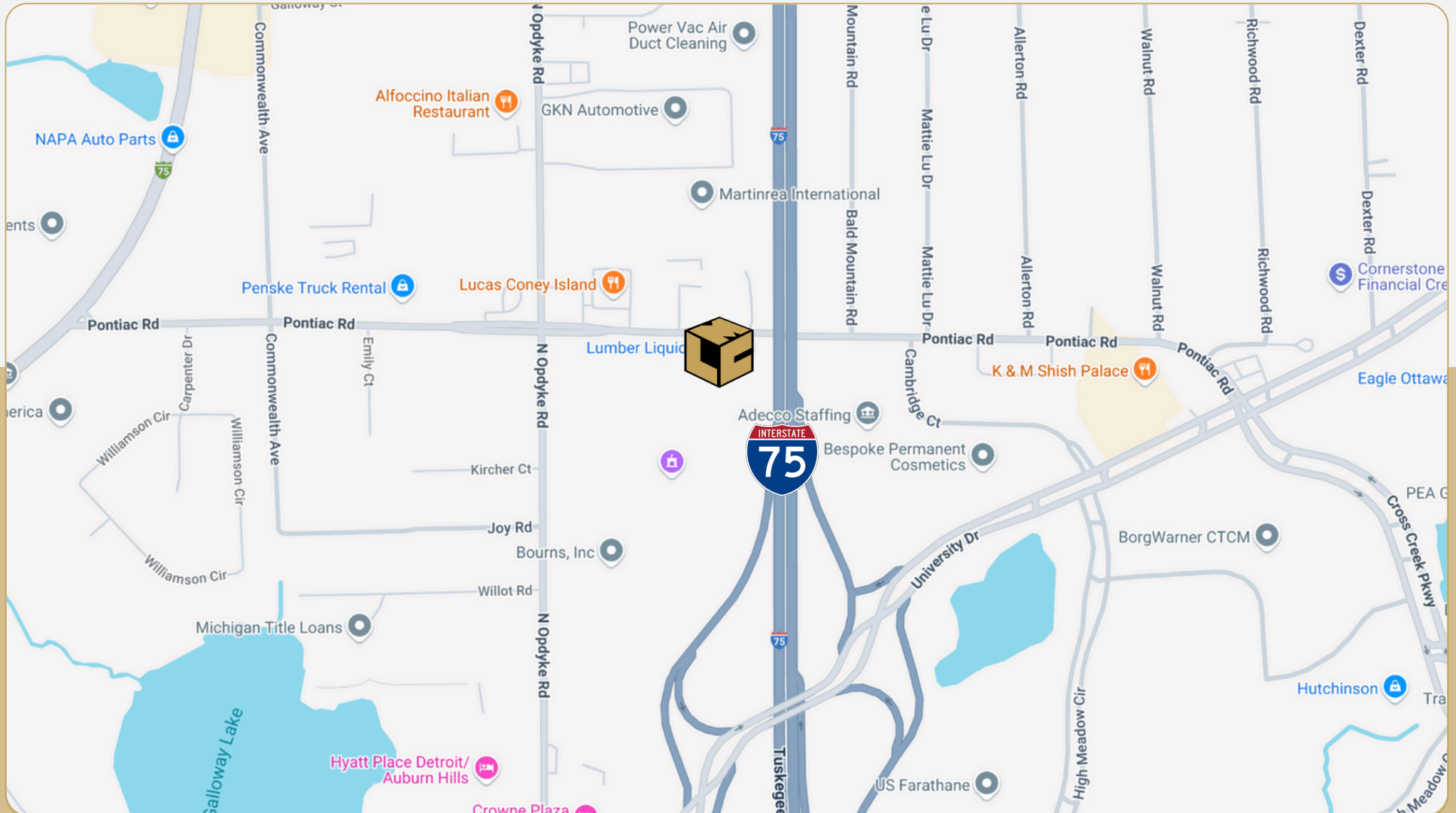
Auburn Hills, MI



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS



248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

1920 Opdyke - Suite 200

Auburn Hills, MI



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

Industrial Property Details:

Details:

| | |
|-------------------------|-------------------|
| Total SF: | 11,650 SF |
| Available SF: | 3,342 SF |
| Office SF: | 2,842 SF |
| Factory SF: | 500 SF |
| Zoning: | M-1 |
| Acres: | - |
| Frontage: | - |
| Depth: | - |
| Expandable: | - |
| Intersection: | Opdyke/University |
| X-Way Distance: | 1 Mile to I-75 |
| Parking: | 10 Spaces |
| Year Built: | 1999 |
| Year Renovated: | - |
| Outside Storage: | - |
| Rail Siding: | - |
| Occupancy: | Immediate |

Interior:

| | |
|--------------------------------|---------------------------|
| Ceiling Height: | 16' |
| Bay Size: | - |
| Restrooms: | 2 |
| Power: | Primary |
| Power Details: | 240V 400 Amps 3-Phase |
| Lighting: | Fluorescent |
| Truckwells: | - |
| Panel Truck Dock Doors: | - |
| Grade Door: | (1) 12'x12' |
| Heating: | Gas Forced Air |
| A/C: | 100% |
| Sprinklered: | 100% |
| Floor Drains: | - |

Economic

| | |
|---------------------|------------|
| Lease/SF: | \$9.50 |
| Lease/Month: | \$2,645.75 |
| Lease Terms: | NNN |

Notes: Exceptionally clean space, professionally managed.
Sublease until 3/31/2028. NNN. Costs are approx.
\$2.70/SF/yr.

248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

1920 Opdyke - Suite 200

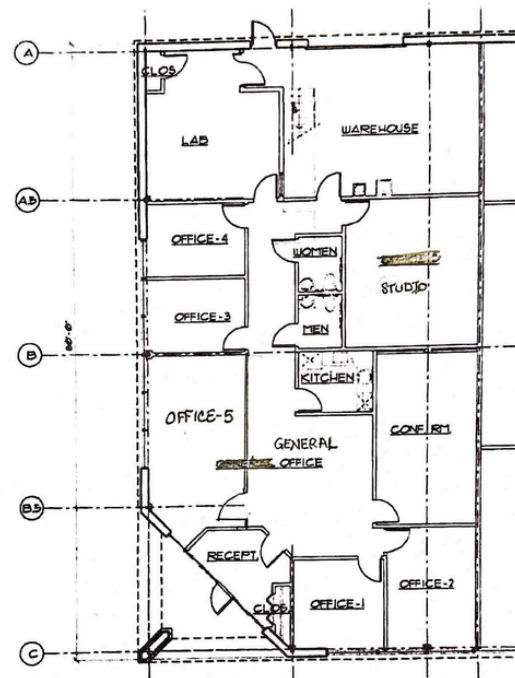
Auburn Hills, MI



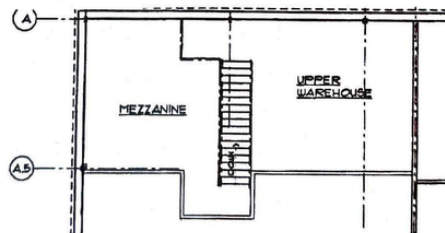
L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS



FLOOR PLAN
1/8" = 1'-0"



MEZZANINE PLAN
1/8" = 1'-0"

248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.