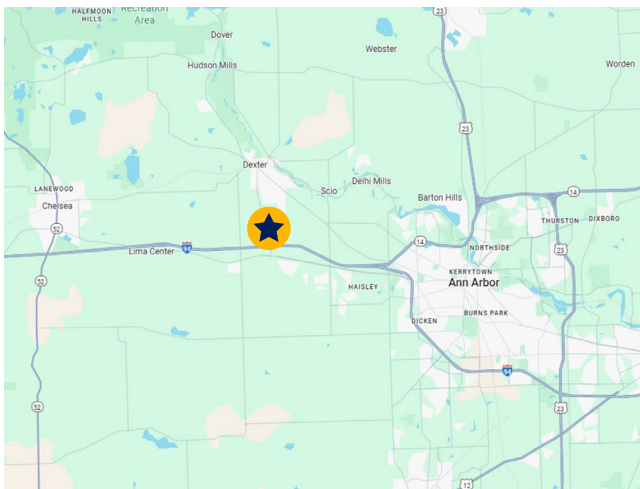




# STANDALONE BUILDING AVAILABLE FOR SUBLEASE

75,000 - 150,000 SF | Industrial Warehouse

800 Baker Rd  
Dexter, MI 48130



## Sublease Overview

<b>Premises:</b>	150,000 SF on 36.13 acres
<b>Rental Rate:</b>	Contact Broker
<b>Availability:</b>	3/1/2026
<b>Term:</b>	Available through 12/31/2036

## Opportunity Highlights

- Long-term sublease of standalone building
- Divisible in multiple configurations
- I-1 zoning, permitting a variety of manufacturing, distribution, and auxiliary uses
- Heavy power available
- Yard available for outside storage and/or trailer parking
- Easy access to I-94 via Baker Road
- 8.3 miles (15 minutes) to Ann Arbor & University of Michigan

## Contact



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150 W 2nd Street, Suite 300S, Royal Oak, MI 48067

# 800 BAKER RD

Dexter, MI 48130

## Building Features

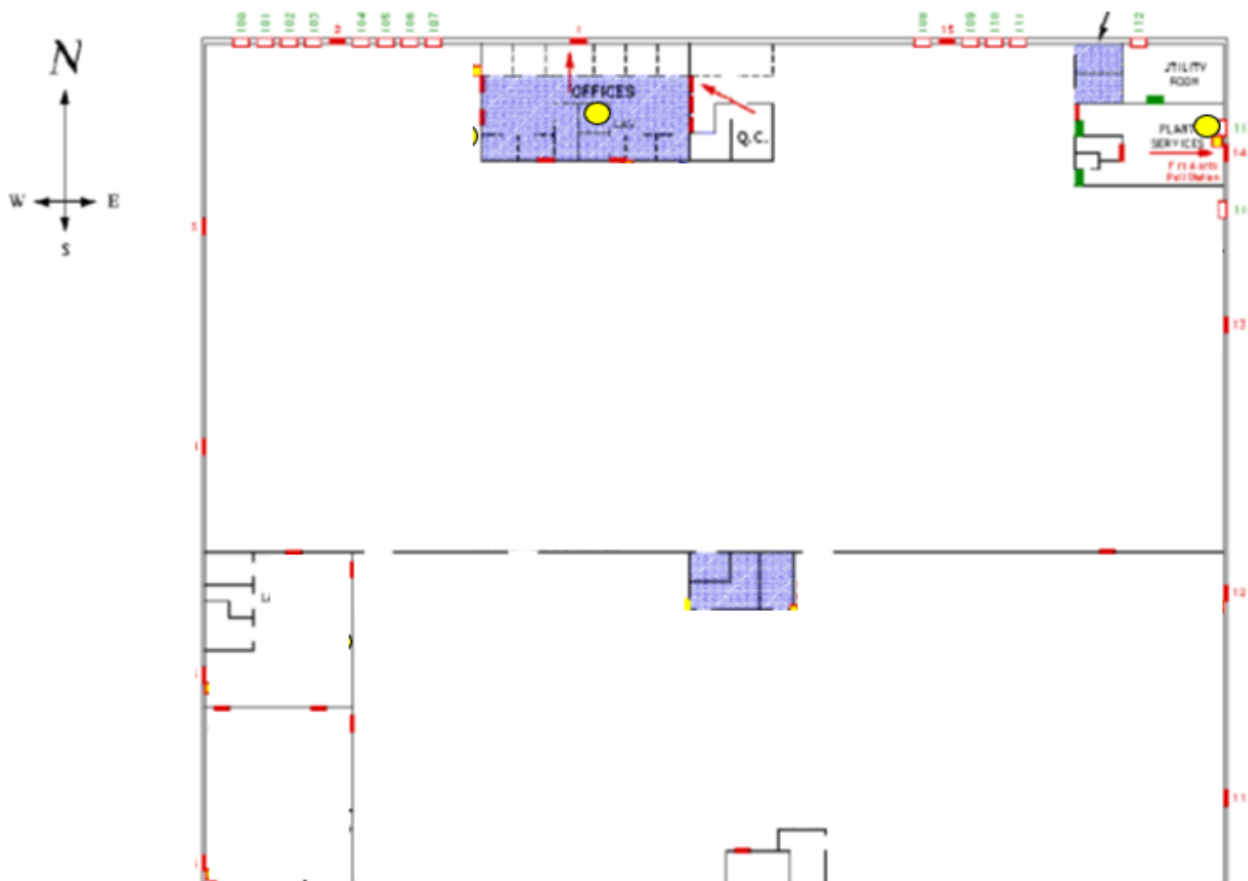
Total Size:	150,000 SF
Office Size:	± 6,000 SF
Ceiling Height:	17'-18'
Dock High Doors:	12 (with pit levelers)
Drive-In Doors:	1
Building Depth:	375'
Column Spacing:	40'w x 25'd
Parking:	Abundant
Power:	1,600 amps, 277/480v, 3-phase, 4-wire
Fire Sprinklers:	Yes



## Additional Features

- Divisible in multiple configurations
- ± 6,000 SF air conditioned warehouse area
- Large yard for trailer parking or outside storage
- Windows in warehouse provide natural light

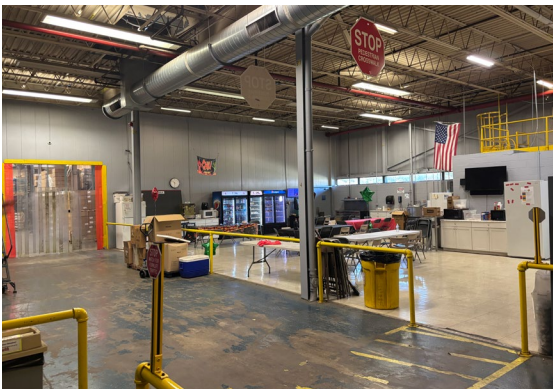
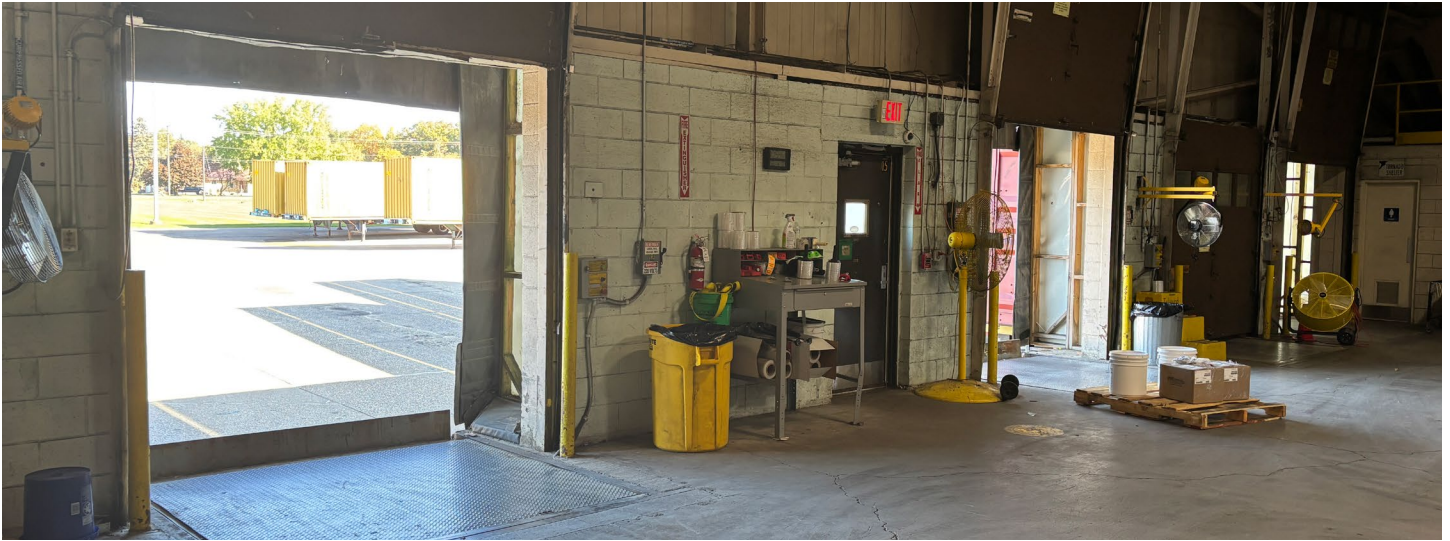
## Floor Plan





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