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# 47689 Avante Drive

Wixom, Michigan

Up to 4,820 SF Immediately Available



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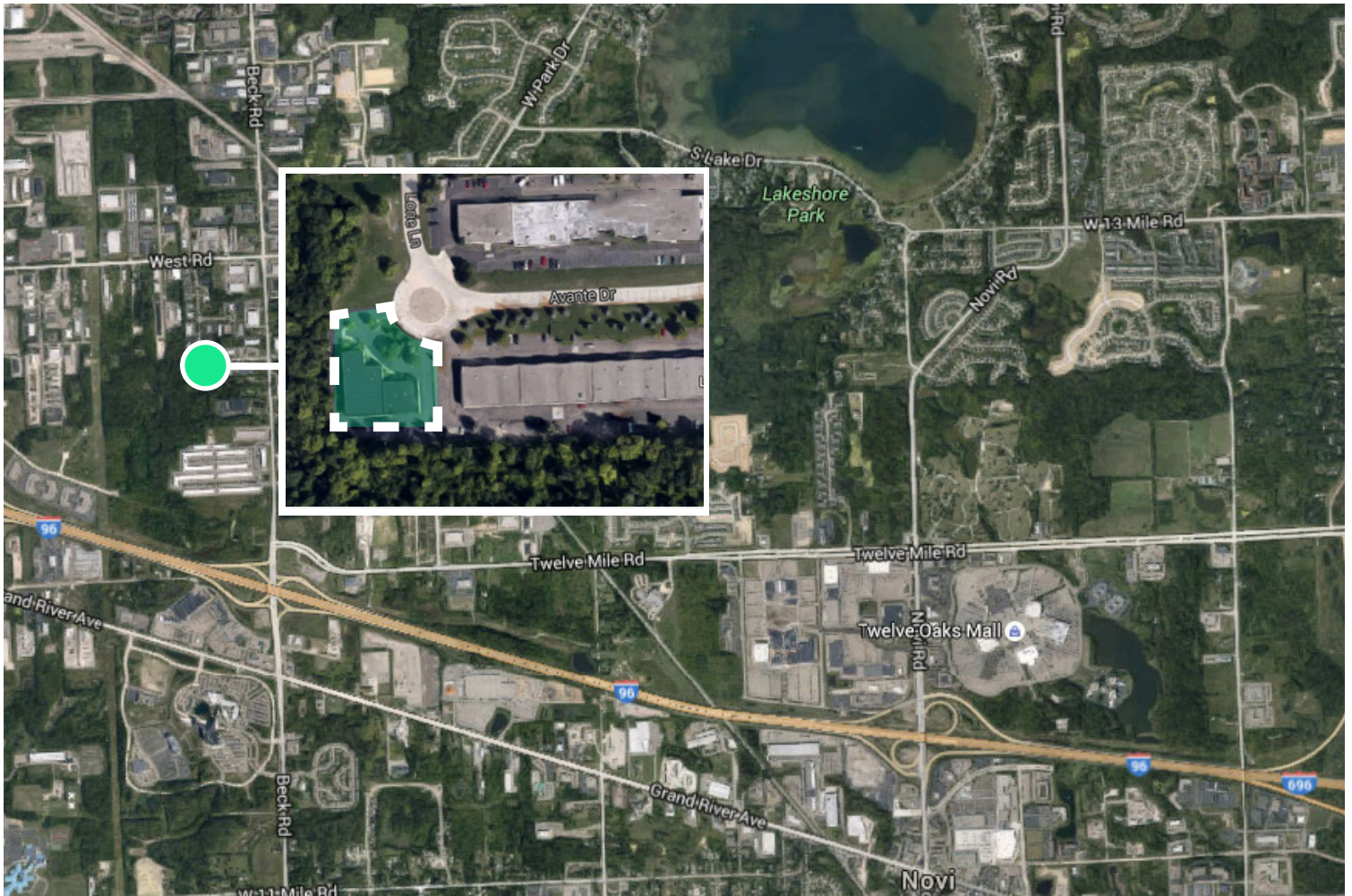
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## 47689 Avante Drive

Wixom, MI



# Property Features

- + Attractive brick masonry construction built in 1995
- + 16' clear height in warehouse with one (1) grade level door.
- + Parking: 2.30/1,000 SF
- + Power: 200a/220v
- + Immediate access to I-96 at the Beck Road Interchange providing connectivity to M-5, I-696, and I-275
- + 47689 Avante Drive - 2,880 SF Available with the ability to demo office / create more warehouse space (see page 4 & 5). 200 SF of mezzanine space not included in 2,880 SF
- + 47683 Avante Drive - 1,940 SF Available roughly 70% epoxy floored warehouse and 460 SF office space

**\$13.95/SF Gross + Utilities**

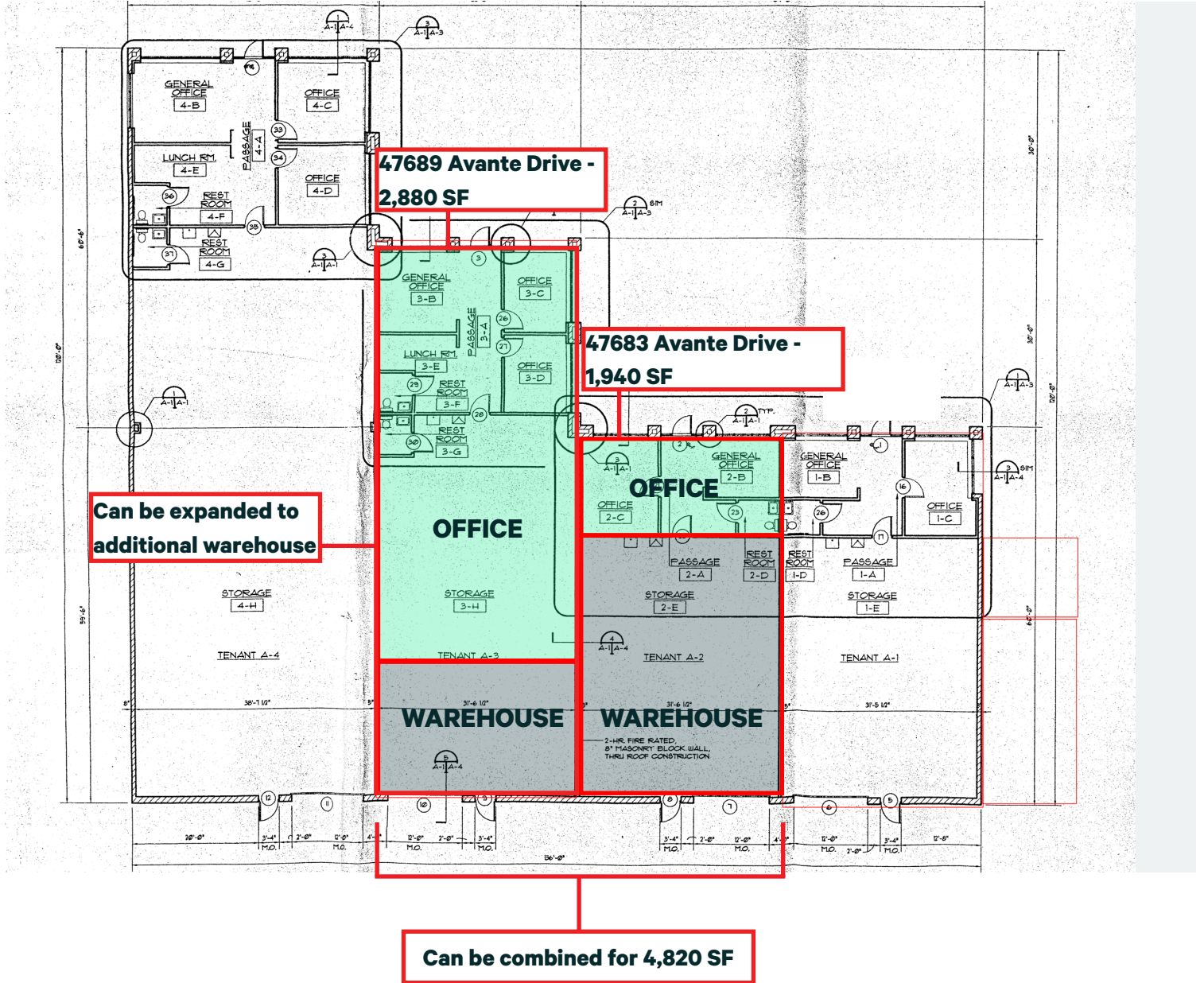
# Property Overview

- + County: Oakland
- + Zoning: M-1 (Light Industrial)
- + Total Building Size: 11,160 SF
- + Divisible (Min/Max) : 1,940 SF & 2,880 SF
- + Suites can be combined for 4,820 SF
- + Tenant is responsible for utilities, janitorial, interior repairs, maintenance and trash
- + Extremely well maintained industrial facility
- + Professional ownership group

Year Built	1995
Divisible	No
Acreage	0.98 AC
Construction	Masonry
Roof	Rubber Membrane
Stories	One (1)
Floor Drains	No
Ceiling Height	16'
Parking	2.30/1,000
HVAC	GFA
Power	200 amp / 220 volt
Security System	At Tenant Expense
Lighting	Fluorescent
Restrooms	Yes
Grade Level Doors	One (1) per suite
Truckwells/Docks	No

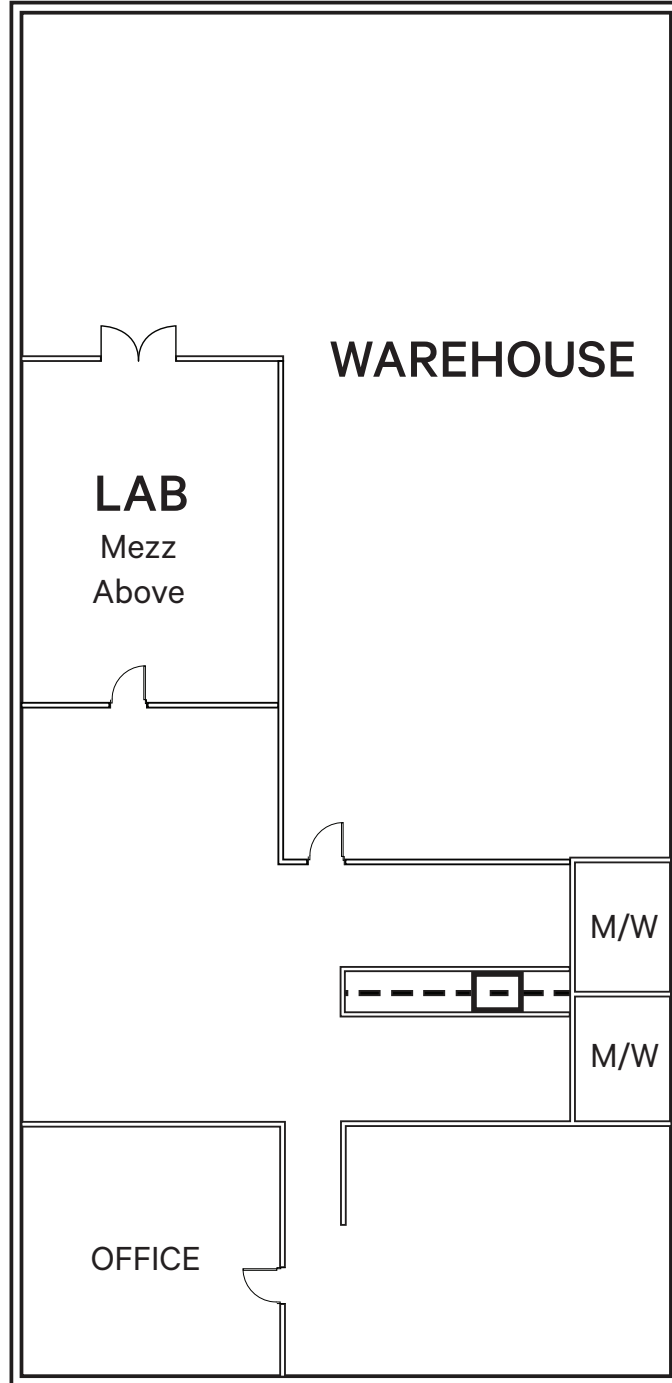


# Building Floor Plan



# Sample Floor Plan

Floor Plan - 47689 Avante Drive



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