

# New Industrial / Flex US 23 Corridor - Green Oak Twp

11850 Green Oak Industrial Drive, Whitmore Lake, MI 48189



## FOR LEASE



### OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr Modified Gross
Number of Units:	Up to 4 Units
Available SF:	3,000 - 12,000 SF
Zoning:	GI (General Industrial)

### PROPERTY HIGHLIGHTS

- 3,000–12,000 SF brand-new industrial/flex suites with up to 2,000 SF mezzanine
- Four-suite configuration with 500–1,000 SF office, 2,000 SF warehouse, and 500 SF mezzanine per suite
- 22' clear height, 12'W × 14'H overhead doors, and radiant heat in warehouse
- 3-phase / 120–208V / 200 AMP power
- White-box delivery ready for tenant build-out and customization
- Full HVAC in office areas
- Ample front and rear parking
- Well and septic
- Centrally located between Ann Arbor and Brighton in Green Oak Township
- Immediate access to US-23 with quick connectivity to I-94, M-14, and I-96
- Ideal for warehouse/distribution, contractors, flex users, and light industrial operations

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	883	13,309	72,200
Total Population	2,346	33,786	186,983
Average HH Income	\$81,267	\$136,853	\$140,507

### Charlie Koenn

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## PROPERTY DESCRIPTION

Brand New Industrial/Flex Space with Office & Mezzanine, centrally located between Ann Arbor and Brighton along the US23 corridor, in Green Oak Township.

Newly constructed industrial/office suites offering 3,000 to 12,000 SF of modern, flexible space with an additional 2,000 SF of mezzanine available. The building consists of up to four suites, each featuring 500 to 1,000 SF of office, 2,000 SF of warehouse, and 500 SF of mezzanine. Spaces are delivered white-box and designed for efficient operations and tenant customization.



Warehouse areas feature 22' clear height, 12'W x 14'H overhead doors, radiant heat, and 3-phase / 120-208V/ 200 AMP power. Office areas include full HVAC, and the property is served by well and septic. Ample parking is available at both the front and rear of the building, supporting a wide range of operational needs.

Ideal for warehouse/distribution, contractors, flex users, or light industrial operations, the property offers excellent regional connectivity. Located minutes from US-23, with convenient access to I-94, M-14, and I-96, the site provides efficient routing throughout Southeast Michigan.

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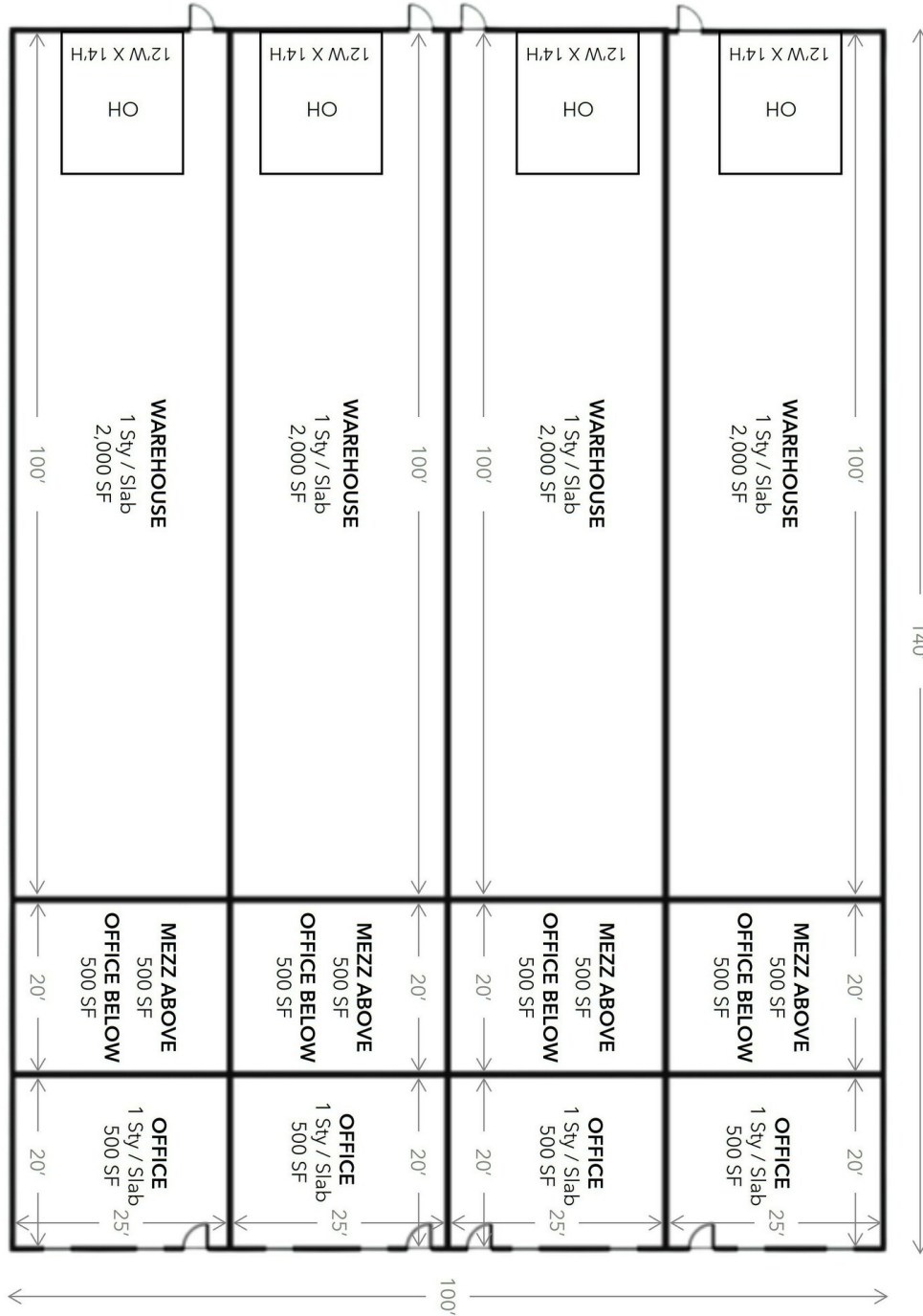
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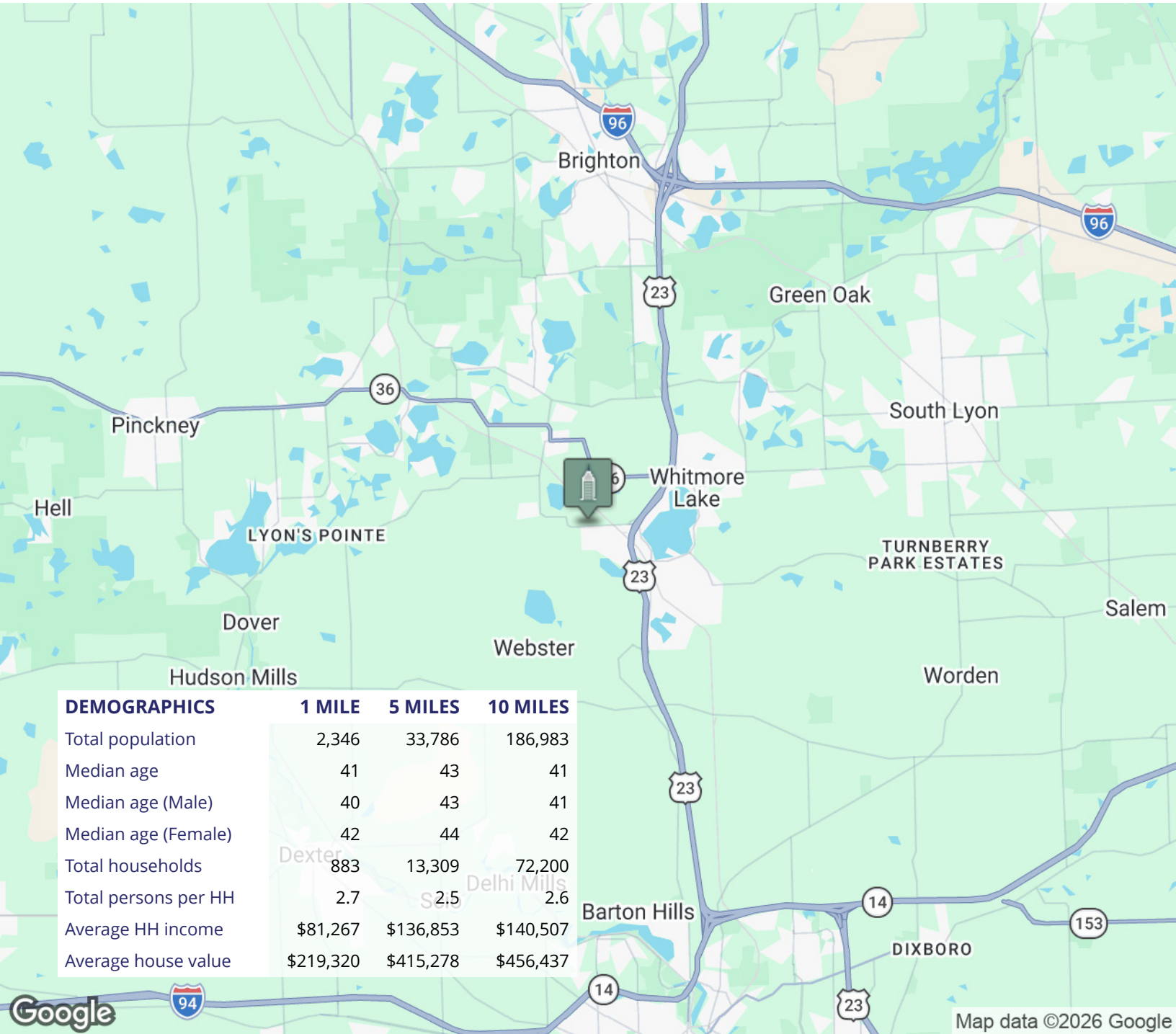
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