

1270 PACIFIC DRIVE  
AUBURN HILLS, MICHIGAN

HI-TECH FOR SUBLEASE  
44,700 Square Feet Available

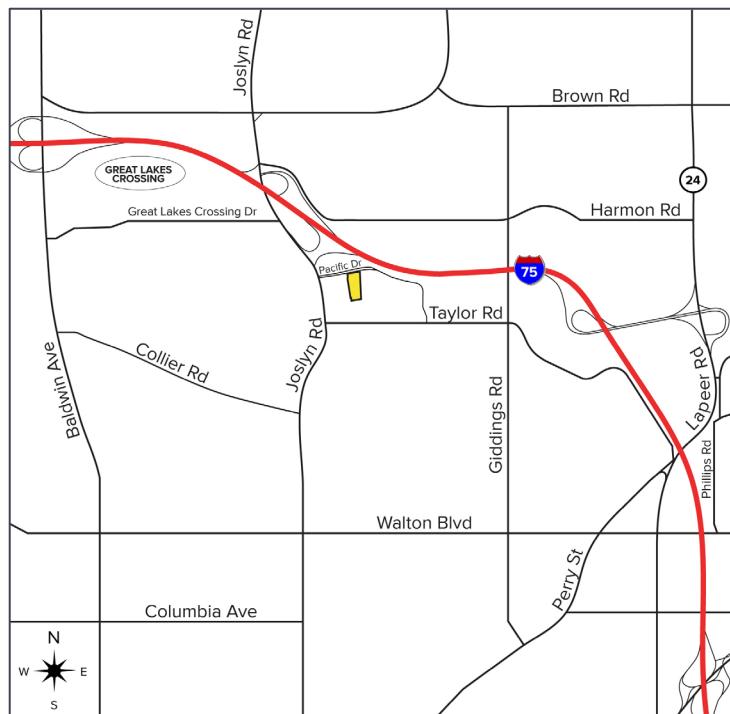


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## PROPERTY FEATURES

- 44,700 square feet available
- 16,000 - 27,300 square feet office
- Expandable up to 75,000 square feet
- 20' clear height
- (3) 12' x 14', 10' x 10' grade level door, (2) truckwells
- Zoned Light Industrial - excellent R&D/lab/engineering or manufacturing facility
- Heavy parking - 190 parking spaces, 246 additional spaces possible
- Built in 2013 on 4.84 acres
- 100% air conditioned
- 1200 amps, 480 volts, heavy, primary power
- Sublease thru July 31, 2029
- Lease Rate: \$9.95/sq. ft. NNN



For more information, please contact:

**GARY STEPHENS**  
(248) 948 0104  
gstephens@signatureassociates.com

**SIGNATURE ASSOCIATES**  
One Towne Square, Suite 1200  
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# 1270 Pacific Drive – Auburn Hills, Michigan

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### Interior Photos



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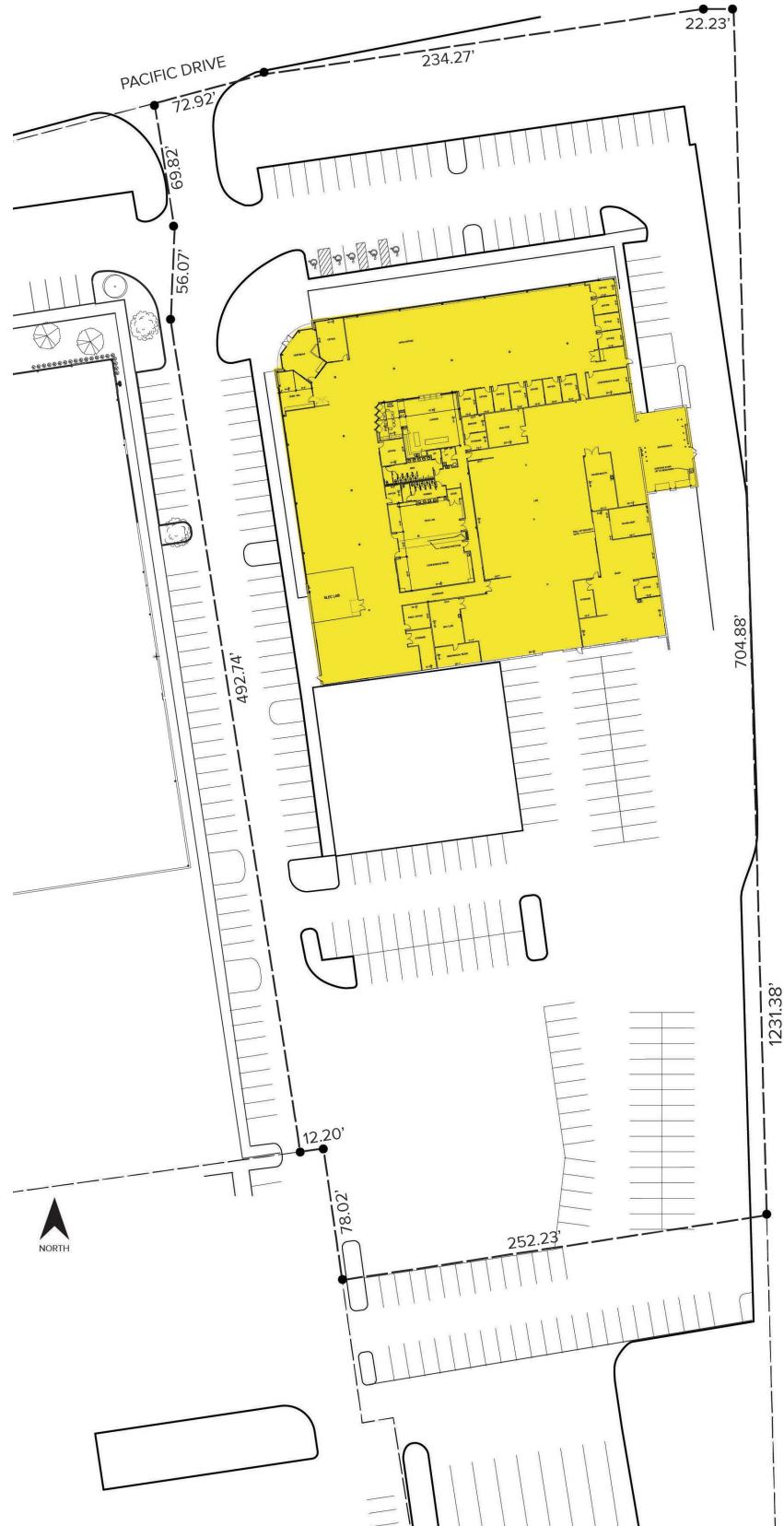
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## Site Plan



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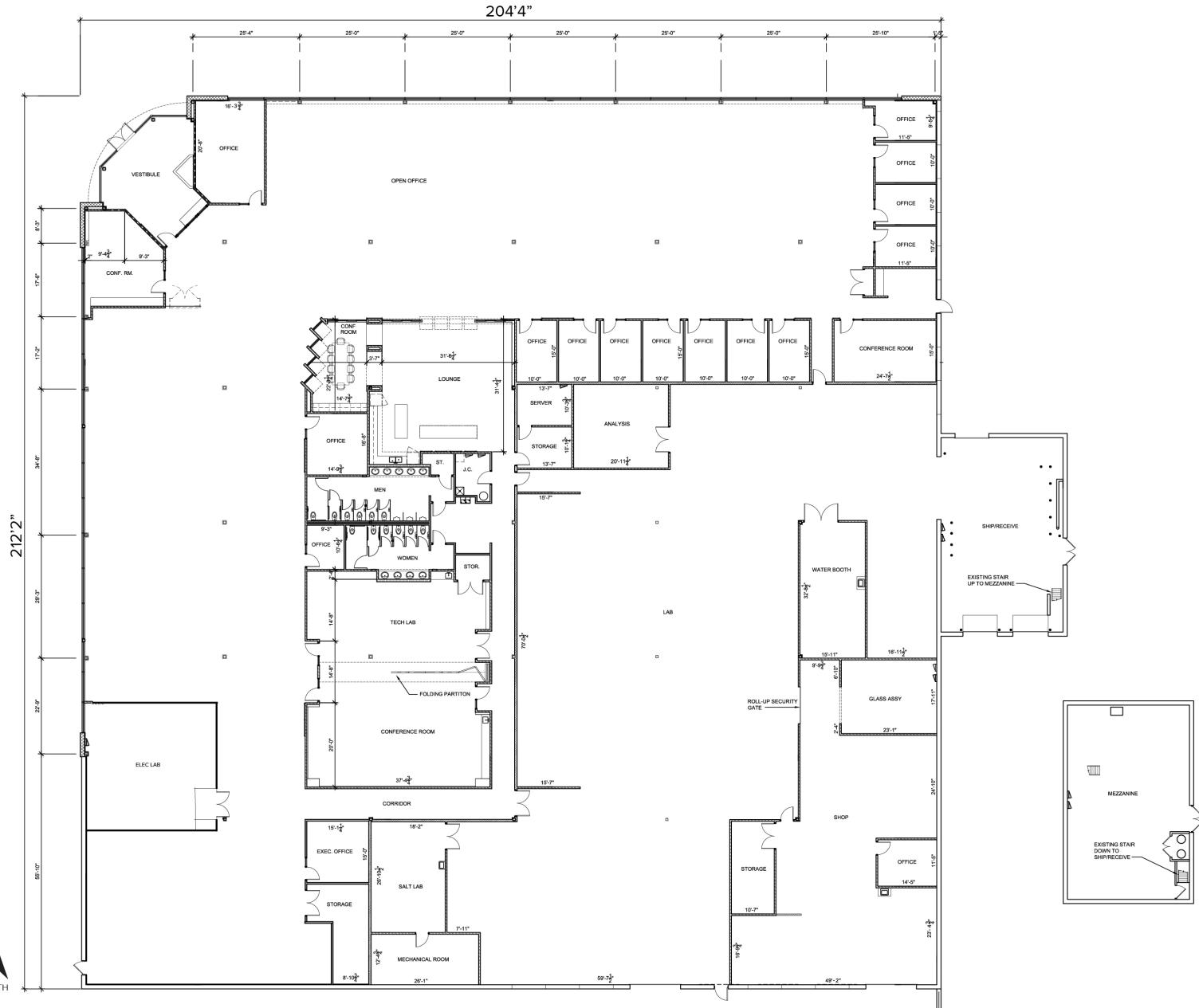
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## Floor Plan



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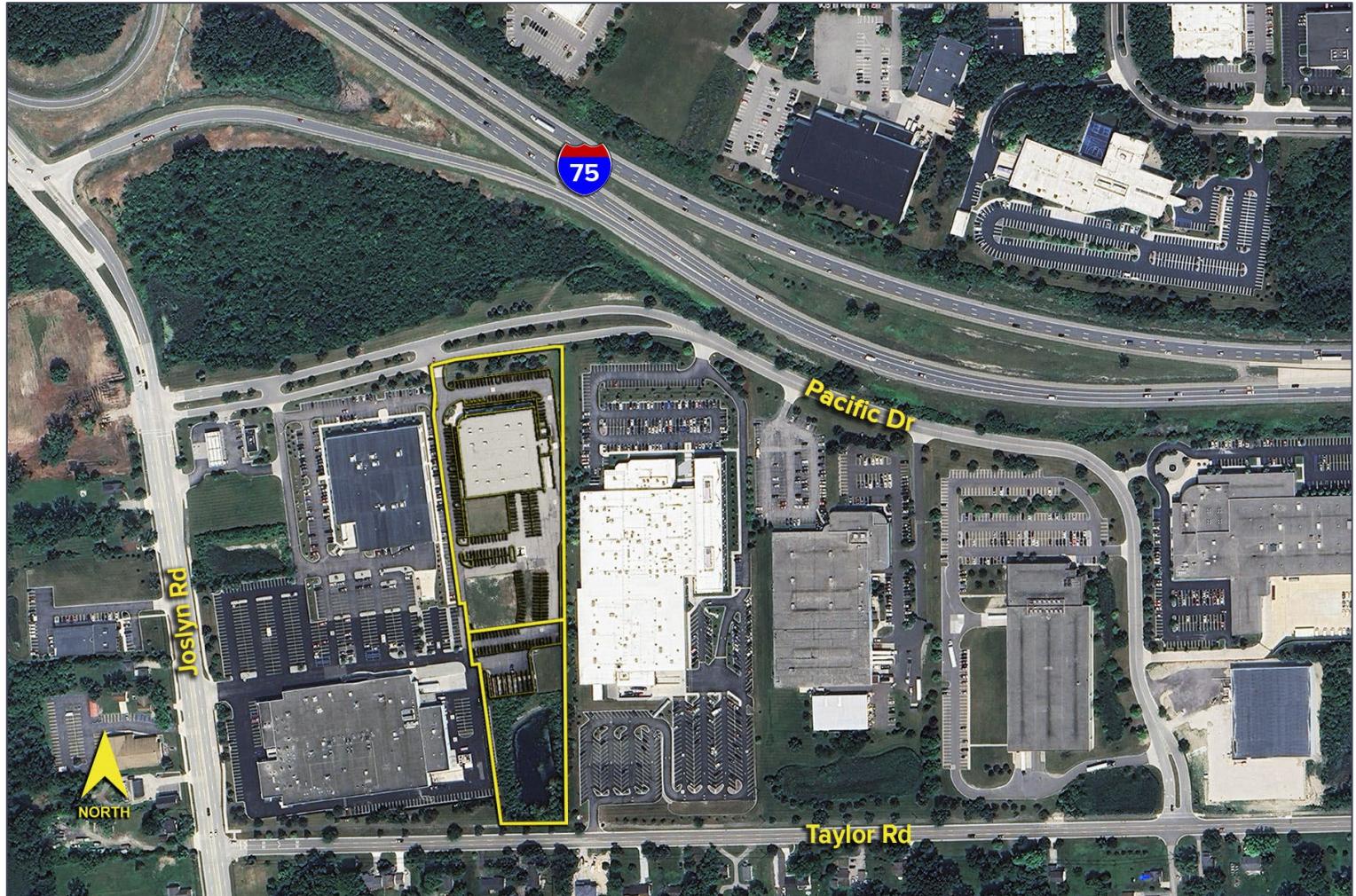
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### Aerial



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