

# For Sale

## For Sale: Class A High Tech/R&D Flex Buildings in Metro Detroit

Alpha Technology Park  
48325, 48443, 48561, 48679 Alpha Dr.  
Wixom, MI 48393

[Click Here for Property Website](#)

**±192,390 SF | 75.9% OCCUPIED | IN-PLACE NOI \$1,460,282**

NAI Farbman is pleased to present for sale Alpha Tech Park (the "Property"), an opportunity to acquire four Class A high tech/R&D buildings totaling ±192,390 square feet. The site offers easy access to freeways, restaurants, hotels and good housing stock in Wixom, Michigan. It enjoys frontage on the heavily traveled I-96 freeway. Alpha Tech Park has strong In-Place NOI at 75.9% occupancy. A diversified roster of tenants with good lease lengths makes this a solid investment opportunity. Alpha Tech Park enjoys Class A finishes inside and out. The high-end location should provide a secure investment for years to come to an astute investor.

### Property Features

- Prominently located with frontage along I-96
- Stable Cash-flowing property with upside available (24% vacant)
- Minimum lease rollover
- Diversified Tenants
- Located in high growth SW Oakland County
- Flexible floor plans and combination of office and warehouse space

For more information, contact the Exclusive Sales Agent(s):

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