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



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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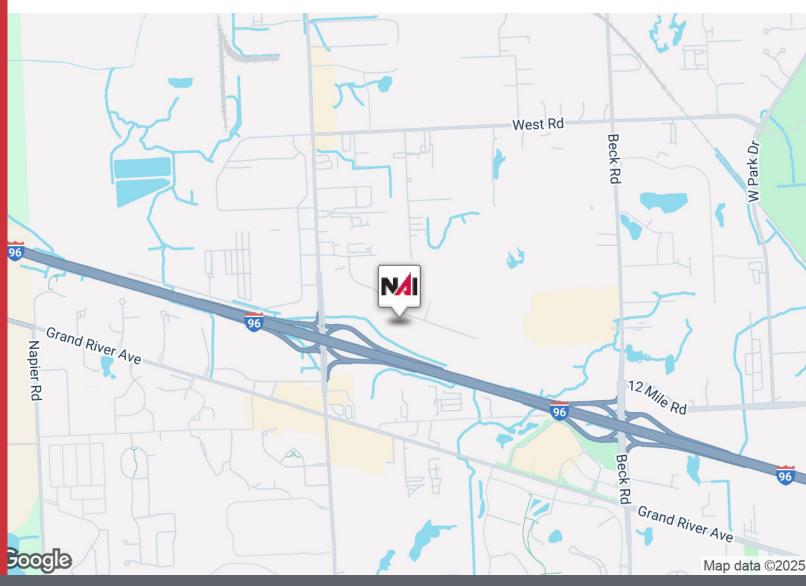
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31700 Middlebelt Road Suite 225 Farmington Hills, MI 48334