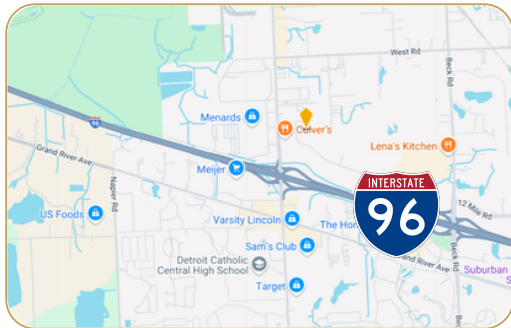


49176 Alpha Drive

Wixom, MI

- Up to 16,500 SF Available
- New Construction
- 22' Clear Ceiling Height
- Interior Built-to-Suit
- Excellent Access to I-96
- Zoned IRO
- Owner Occupied Property



FOR MORE INFORMATION:

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49176 Alpha Drive

Wixom, MI



Building-Specific Highlights

- Brand-new construction (summer 2026 delivery) with modern systems and energy efficiency
- Delivered in white box condition, enabling full customization
- Flexible 16,500 SF space with high ceilings, clear span layout
- IRO zoning (Industrial-Research-Office): allows office, lab, light manufacturing
- Abundant parking and excellent truck circulation
- State-of-the-art HVAC and broadband-ready

Location Benefits

- Situated in Wixom's Alpha Corridor, an emerging innovation and logistics hub
- 1 mile from I-96, offering direct access to Metro Detroit
- Within 10 minutes of Twelve Oaks Mall, restaurants, and hotels
- Near major employers and the Assembly Park redevelopment
- Strong labor pool from Oakland County and surrounding suburbs
- Colored rendering of the North and West elevations with finishes is attached.

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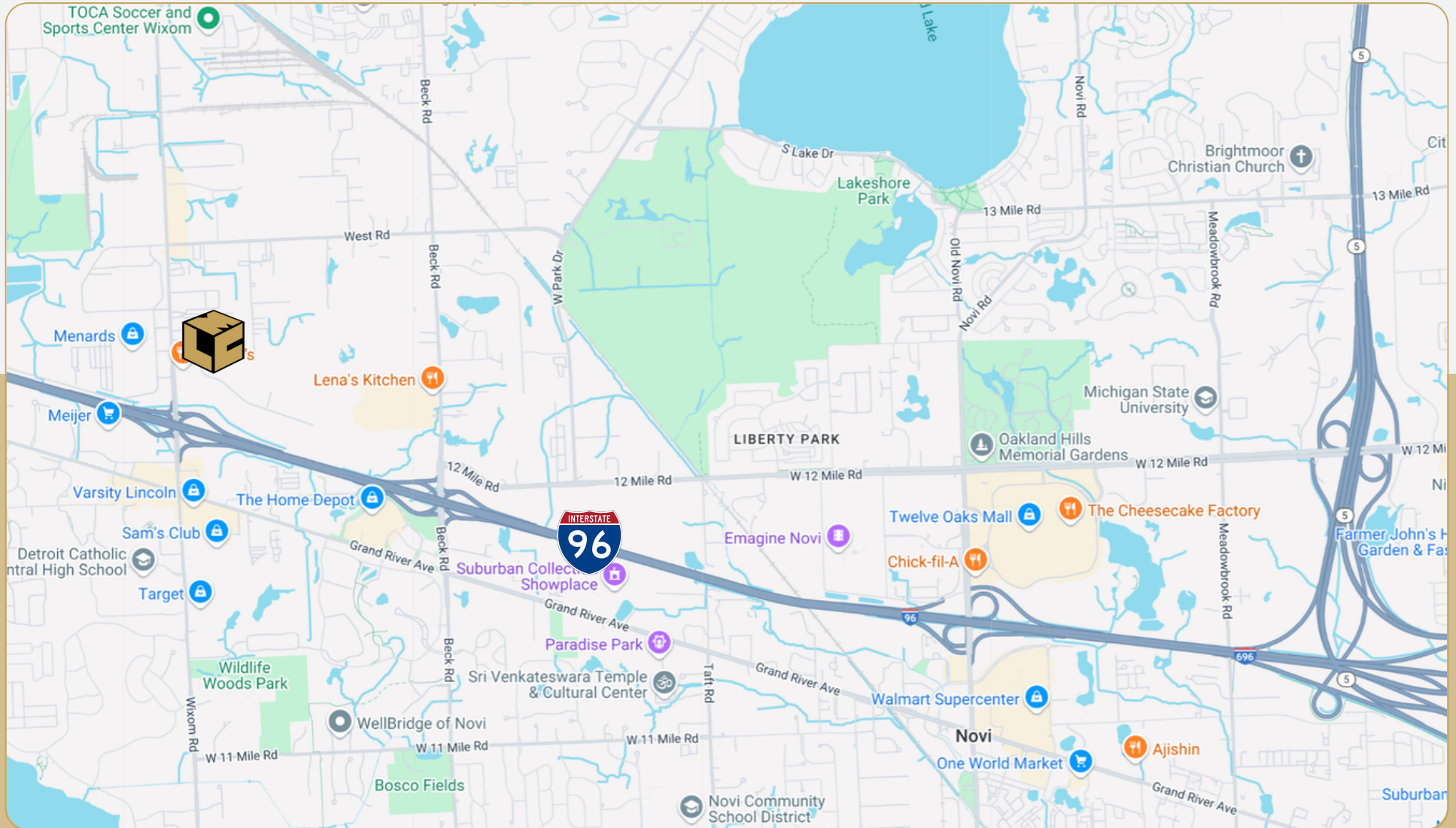
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49176 Alpha Drive

Wixom, MI



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Three (3) 12' x 14' OH Doors



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49176 Alpha Drive

Wixom, MI



22' Ceiling Height



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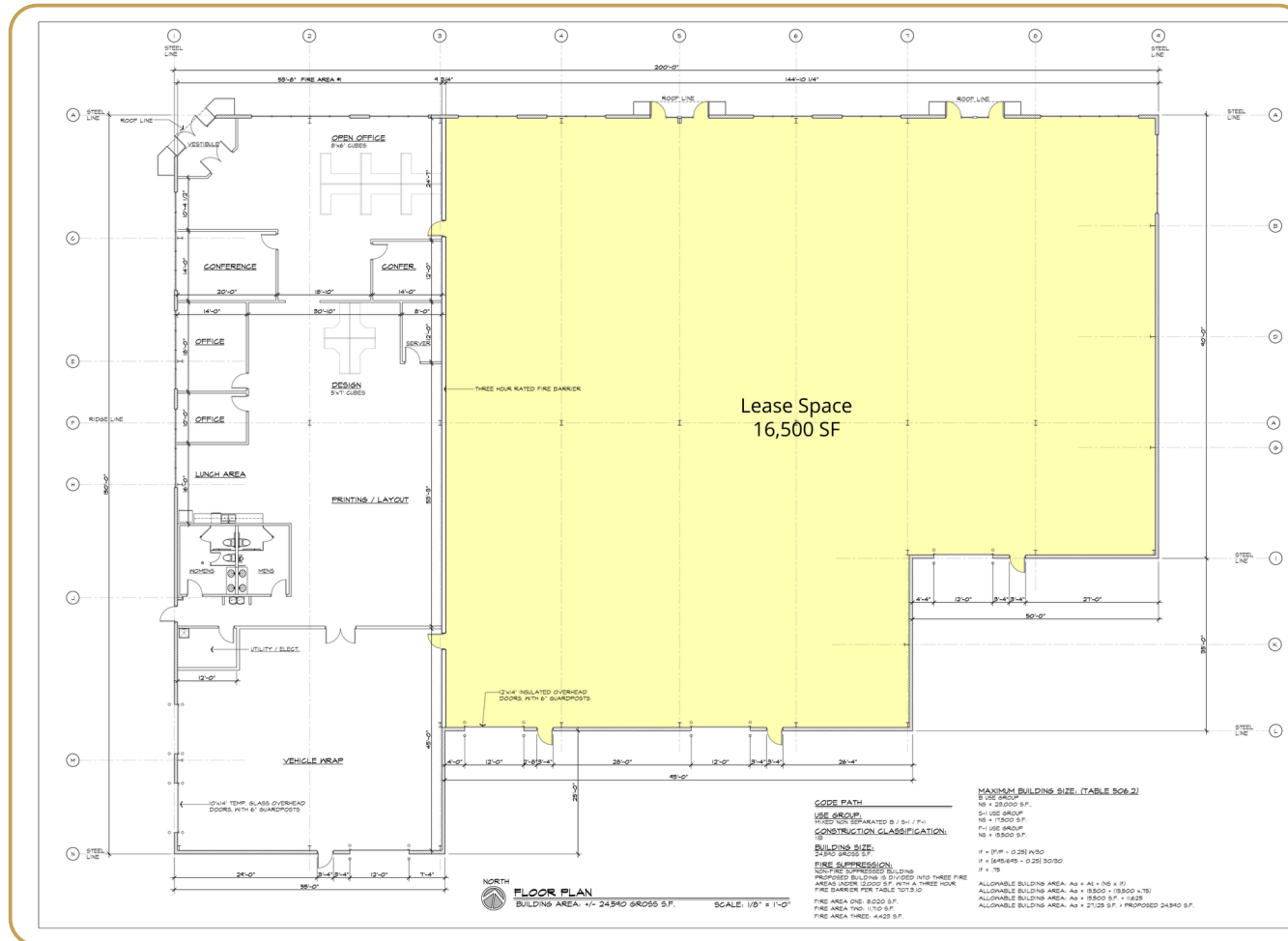
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Wixom, MI



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CORFAC INTERNATIONAL

Available Lease Space



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49176 Alpha Drive

Wixom, MI



Industrial Property Details:

Details:

Total SF:	25,000 SF
Available SF:	Up to 16,500 SF
Office SF:	TBD
Factory SF:	TBD
Zoning:	IRO
Intersection:	Alpha Dr/Wixom Rd
X-Way Distance:	1 Mile to I-96
Parking:	37 Spaces
Year Built:	2025
Occupancy:	Q1 - 2026

Interior:

Ceiling Height:	22'
Restrooms:	TBD
Power:	TBD
Power Details:	TBD
Lighting:	TBD
Truckwells:	N/A
Grade Door:	(3) 12'x14'
Heating:	Gas Forced Air
A/C:	TBD
Airlines:	TBD
Sprinklered:	TBD
Floor Drains:	TBD

Economic

Lease/SF:	\$14.00 - \$18.00
Lease Terms:	NNN