

NEW CONSTRUCTION ON GRAND RIVER FRONTAGE

52119 GRAND RIVER, WIXOM, MICHIGAN



PROPERTY FEATURES

- 25,000-30,000 SF
- 5,000 SF First Floor Office
- 3,000 SF Second Floor Office
- 30' Clear
- Two Exterior Docks (Punch Out for Third Dock)
- 67 Car Parking
- Immediate Occupancy

FOR DETAILS CONTACT

Jon Savoy, CCIM, SIOR

jon.savoy@lee-associates.com | (248) 567-8000

Scott Lyons

scott.lyons@lee-associates.com | (248) 567-8002

Nick Savoy, CCIM

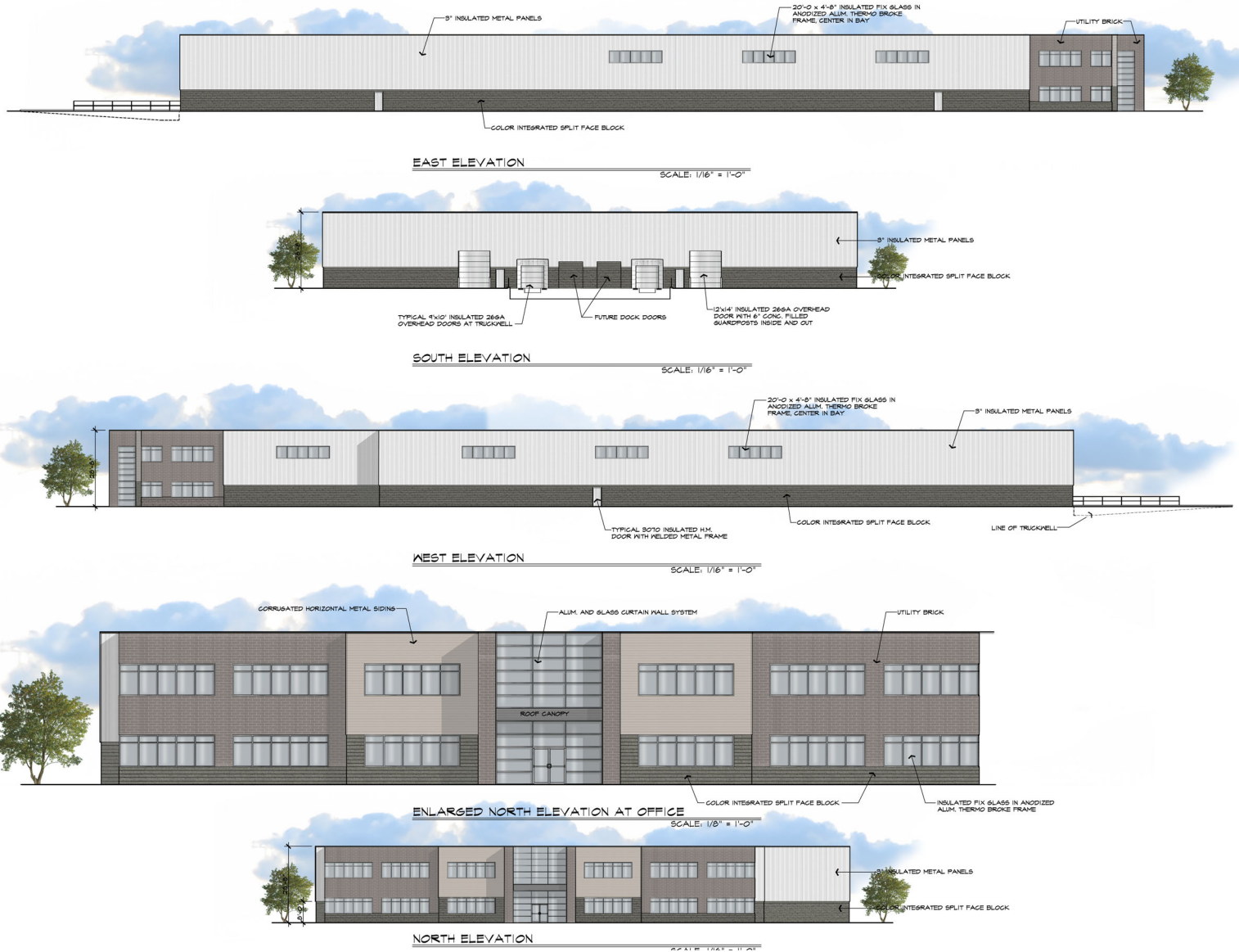
nick.savoy@lee-associates.com | (248) 567-8001



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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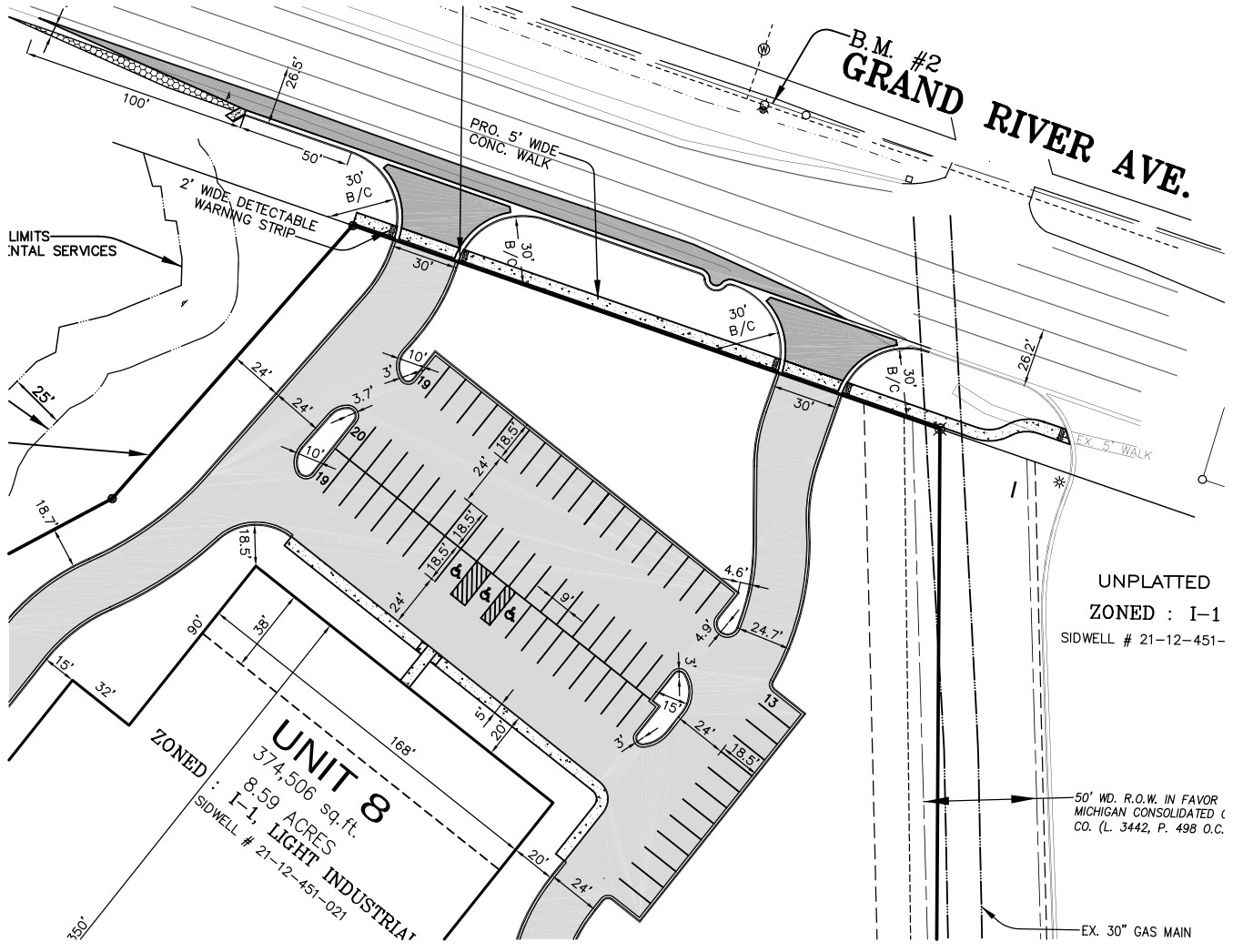
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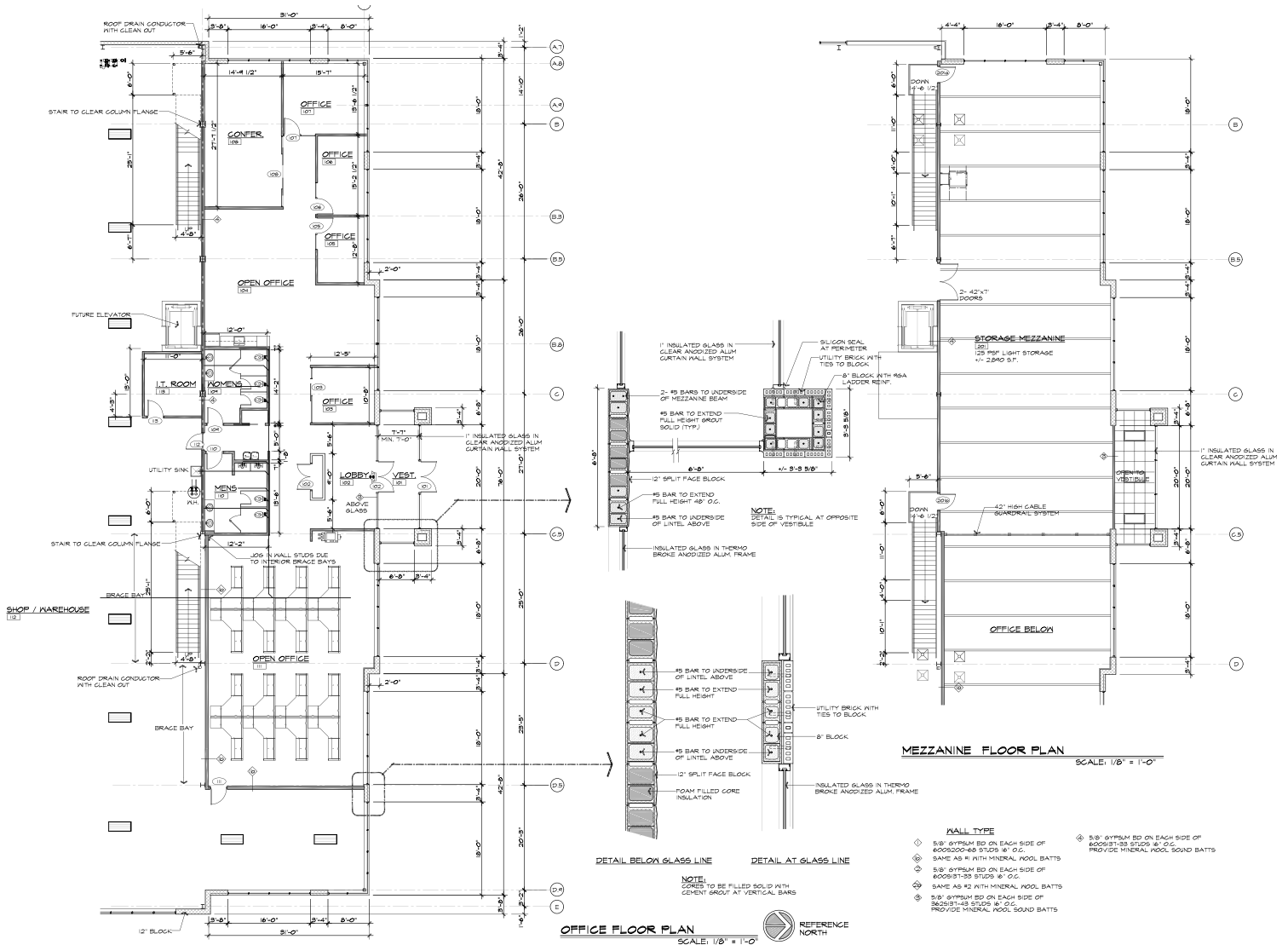
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**52119 Grand River Avenue,
Lyon Township, MI 48393 (Wixom Mailing)**



Property Type: Industrial
Available SF: 25,000-30,000
Land Size (Acres): 8.6
Market: SE Michigan
Submarket: SW Oakland
County: Oakland

Availability Details

Available SF:	25,000-30,000	Transaction Type:	Lease
Industrial SF:	25,000-30,000	Asking Lease Rate:	To Be Determined
Office SF:	To Be Determined	Lease Rate Type:	NNN

Comments

Availability Comments: Immediate Occupancy! New Construction located on Grand River Avenue in Lyon Township (Wixom mailing address). Lease rate to be determined based on Tenant build-out specifications. Real Estate Tax Rate - To Be Determined

Building & Construction Details

Construction Status:	Under Construction	Year Built:	2024	Roof Type:	Rubber Membrane
Building Class:	A	Year Refurbished:		Roof Age:	
Spec/BTS:		Floors:	1 - 2	Floor Type:	Concrete
Primary Use:	Warehouse	Multi-Tenant:	No	Sprinkler:	Fire Suppression & Lawn Sprinkler
Secondary Use:	Manufacturing	Construction Type:	Masonry		
Flex:	No				
# of Buildings:	1				
Elevator Comments:					

Clearance, Dock & Door		
Ceiling Height: 30'0"	# GL/DID: To Be Determined	# Int. Docks:
Bay/Column Size(WxD):	GL/DID Dim.(HxW):	# Int. Levelers:
Column Spacing:	# DH/Truck-Level Doors: 2	# Ext. Docks:
	# Rail Doors:	# Ext. Levelers: 2
	Total Doors: To Be Determined	Cross-docked: No
Loading & Door Comments:		

Rail		
Rail Status: Unavailable	# Ex Spots:	Rail Line:
	# Int Spots:	
Rail Comments:		

Parking		
# Spaces: 67	# Covered Spaces:	# Uncovered Spaces:
Parking Ratio:	Monthly Rate:	Monthly Rate (\$):
Parking Comments:		

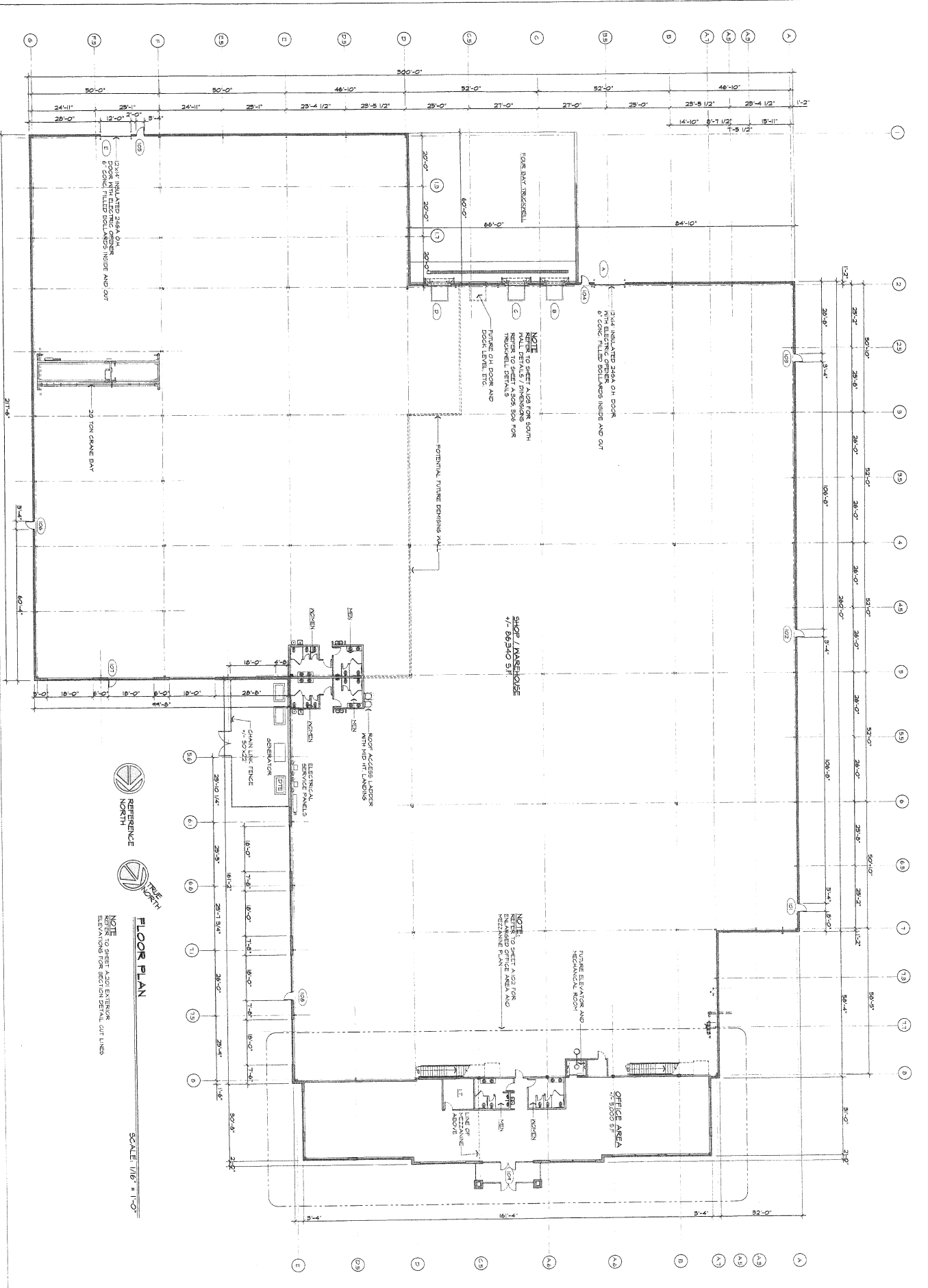
Site		
Land Size (Acres): 8.6	Lot Dimensions (LxW):	Zoning: Light Industrial
Land SF: 374,616	Floodplain:	Site Condition/Quality: Excellent
Land Usable Acres:	Density:	Topography: Flat
Land Usable SF:	Permitted FAR:	Site Shape: Irregular
Max Contiguous SF:	Development Capacity:	Access: Grand River Avenue
Max Contiguous Acres:	Yard Type:	Visibility: Very Good
Permitted SF:	Yard SF:	Frontage: 275'
Buildable SF:		

Additional Site/Parcel Information Comments: Parcel Identification Number K-21-12-451-021

Frontage Traffic Count Comments:

Utilities		
Gas: Natural	Power:	Phone: Flexible
Water: City	Amps: To Suit	Cable:
Sewer: City	Volts: To Suit	Broadband:
	Phase: To Suit	Broadband Supplier:
	Power Supplier: DTE Energy	
Utilities Comments:		

Contacts for this Availability				
Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates of Michigan	Jon Savoy	248.567.8000	jon.savoy@lee-associates.com
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FLOOR PLAN
 NOTE: REFER TO SHEET A201 FOR EXTENSIVE ELEVATIONS FOR SECTION DETAIL CUT LINES

SCALE: 1/8" = 1'-0"

PROJECT: PROPOSED NEW FACILITY
 SITE: 10 QUADRANTS INDUSTRIAL RESEARCH CENTRE
 LOCATION: LYON TWP, MICHIGAN

CLIENT: QUADRANTS DEVELOPMENT, LLC
 ADDRESS: 4140 NIXON TECH DRIVE
 LOCATION: NIXON, MICHIGAN
 PHONE: 248-858-8554

ARCHITECTURAL DESIGN
 GAV ASSOCIATES, INC.
 2400 WOODLAND DRIVE, SUITE 100
 NIXON, MICHIGAN 48160
 WWW.GAVASSOCIATES.COM



ISSUED FOR	DATE
PLAN	10/22/23
FOUNDATION PLAN	11/23/23
FOUNDATION PLAN	12/20/23
FOUNDATION PLAN	1/23/24
FOUNDATION PLAN	3/22/24
FOUNDATION PLAN	5/22/24