

FOR SALE

1849 POND RUN

AUBURN HILLS, MICHIGAN

24,161 SF FLEX/R&D BUILDING



PROPERTY FEATURES

- + Rare opportunity to purchase this ideal owner/user building
- + High-end quality brick construction throughout – built in 2001
- + Desirable combination of office and warehouse areas with two (2) grade-level doors
- + Open floor plan and perimeter offices with glass fronts
- + Easily divisible in half
- + Quick access to I-75
- + Proximity to area amenities including restaurants, hospitality, etc.
- + 10' ceilings in the office, 13' ceilings in the warehouse
- + Scenic views to pond area on west side of property



CONTACT US

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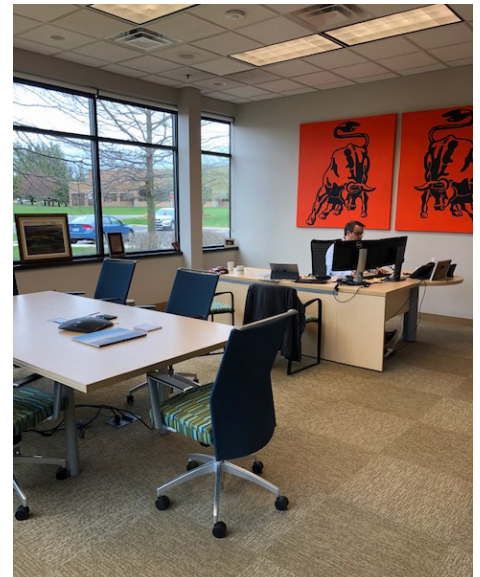
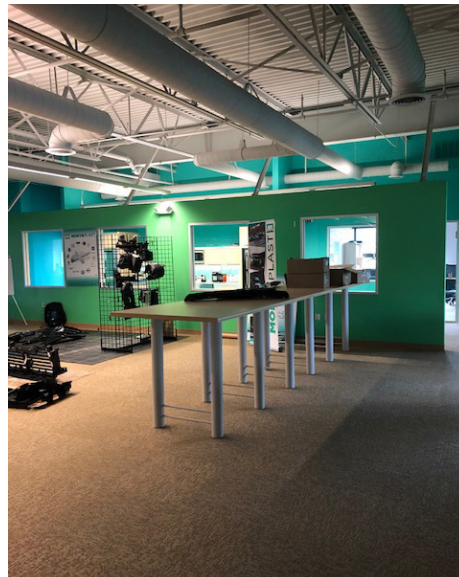
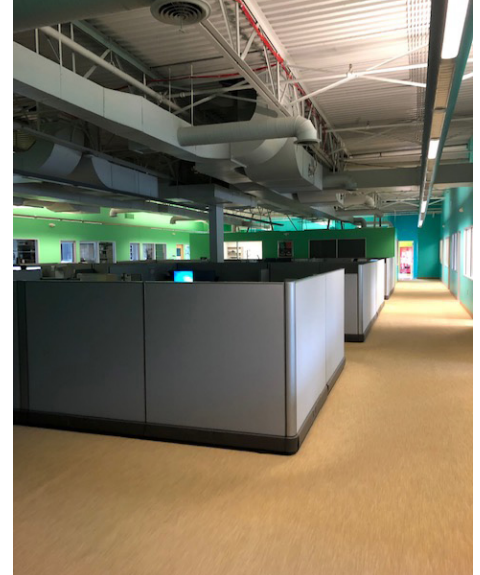
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INTERIOR PHOTOS



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AERIAL



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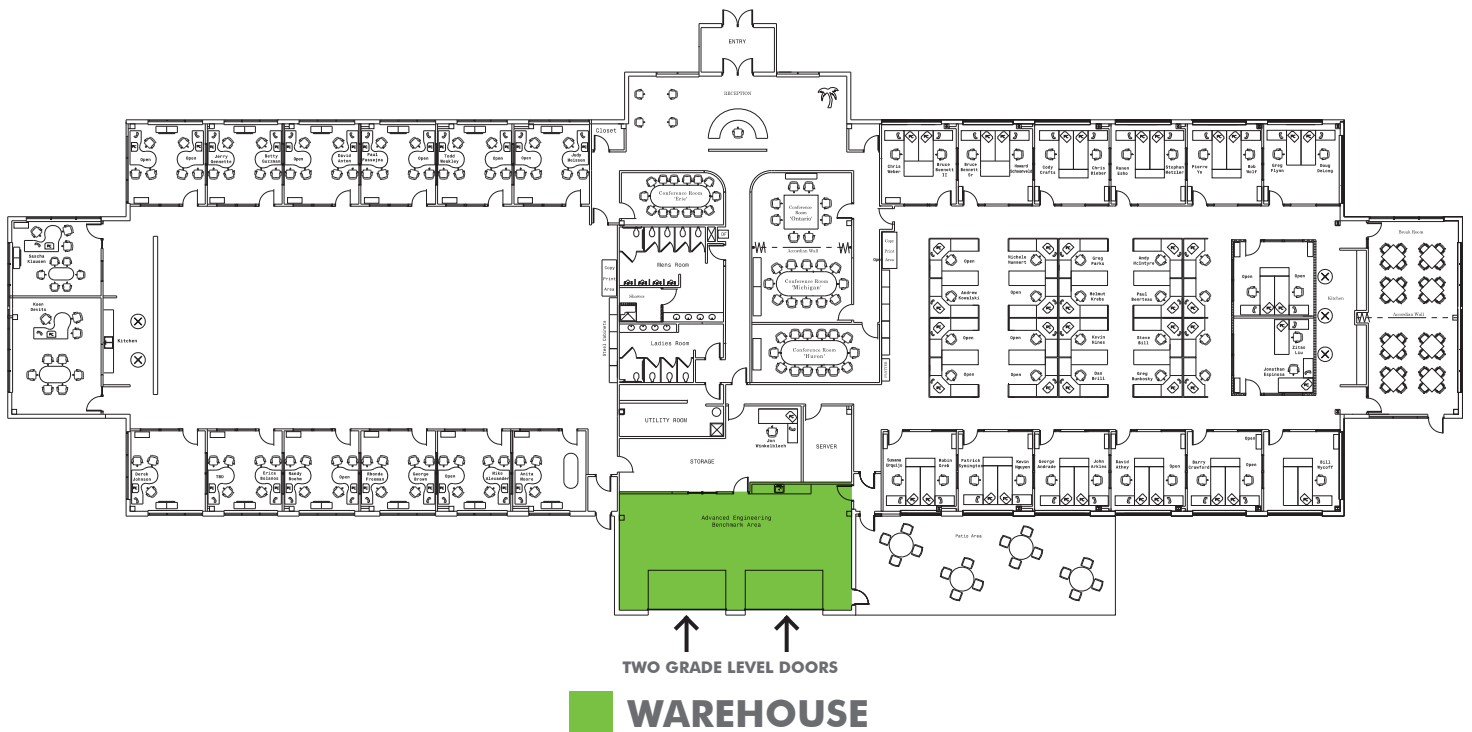
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FLOOR PLAN

OFFICE: 22,911 SF

WAREHOUSE: 1,250 SF



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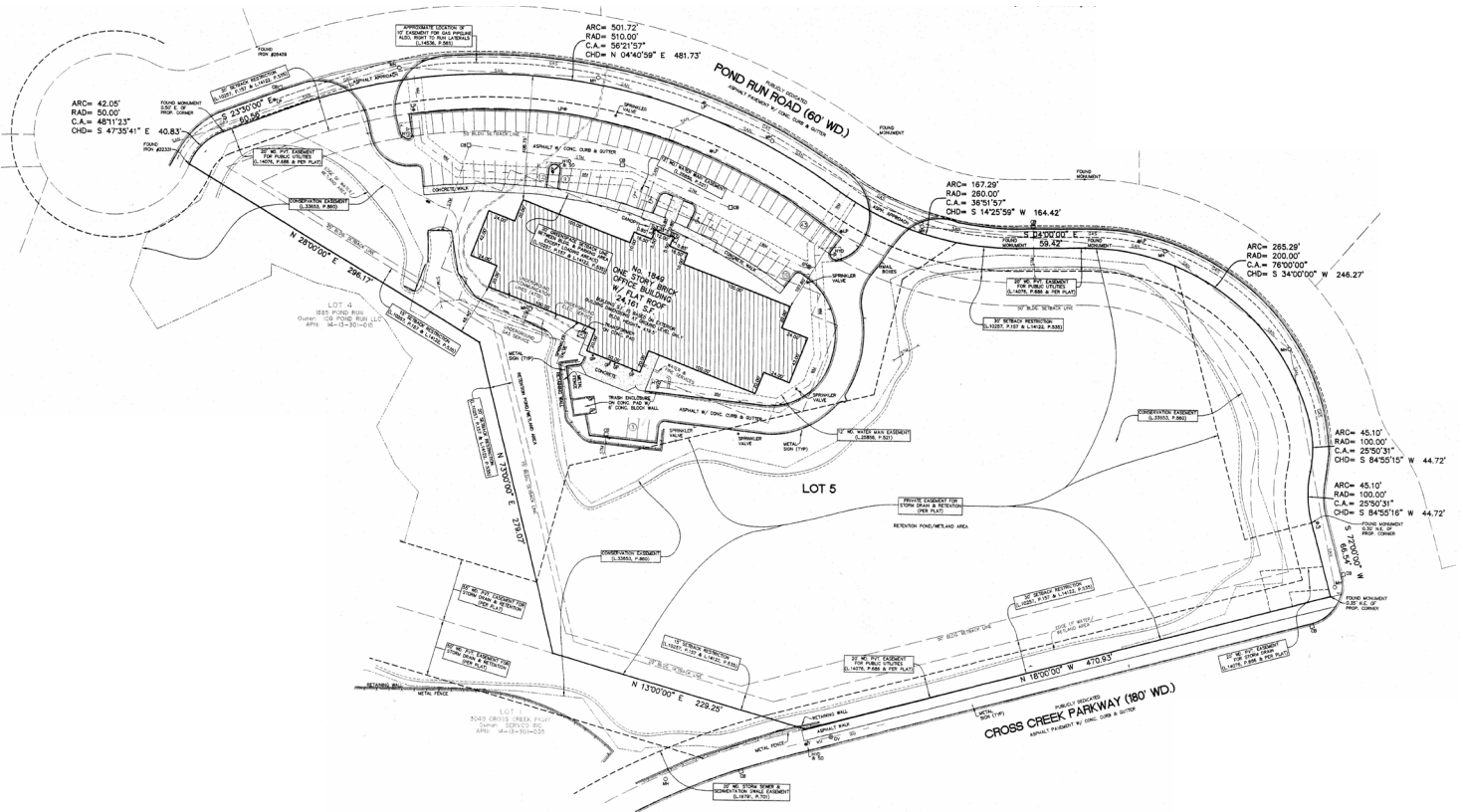
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SITE PLAN



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CBRE

OFFICE FOR SALE

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PROPERTY OVERVIEW

- | | | |
|--|--|--------------------------------|
| + Sale Price:
\$3,500,000
(\$144.86 PSF) | + Building Age:
2001 | + Office Space:
22,911 SF |
| + County:
Oakland | + Parking for Tenant:
3.33/1,000 SF | + Warehouse Space:
1,250 SF |



SPECIAL FEATURES

- | | | |
|--------------------|--------------|--------------------------------|
| + Air Conditioning | + Signage | + 13' Ceiling Height Warehouse |
| + Security System | + 7.48 Acres | |



BUILDING & AREA DATA

- + Divisible in Half
- + Two (2) 12' x 14' Grade Level Doors



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