

140 PREMIER DRIVE
ORION TWP., MICHIGAN

INDUSTRIAL FOR SALE OR LEASE
33,364 Square Feet Available



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ORION BUSINESS PARK



PROPERTY FEATURES

- 33,364 square feet available
- 4,160 – 7,000 square feet office
- 25' clear height
- (1) 12x14 grade level door
- Double exterior truckwell
- 62 parking spaces
- Excellent warehouse distribution facility with 100% air-conditioning and radiant heating
- 1000 amps, 480 volts power
- Located on 2.35 acres
- Zoned Lt. Industrial
- Lease Rate: \$8.75/sq. ft. NNN
- Sale Price: \$3,600,000 (\$107.90/sq. ft.)



For more information, please contact:

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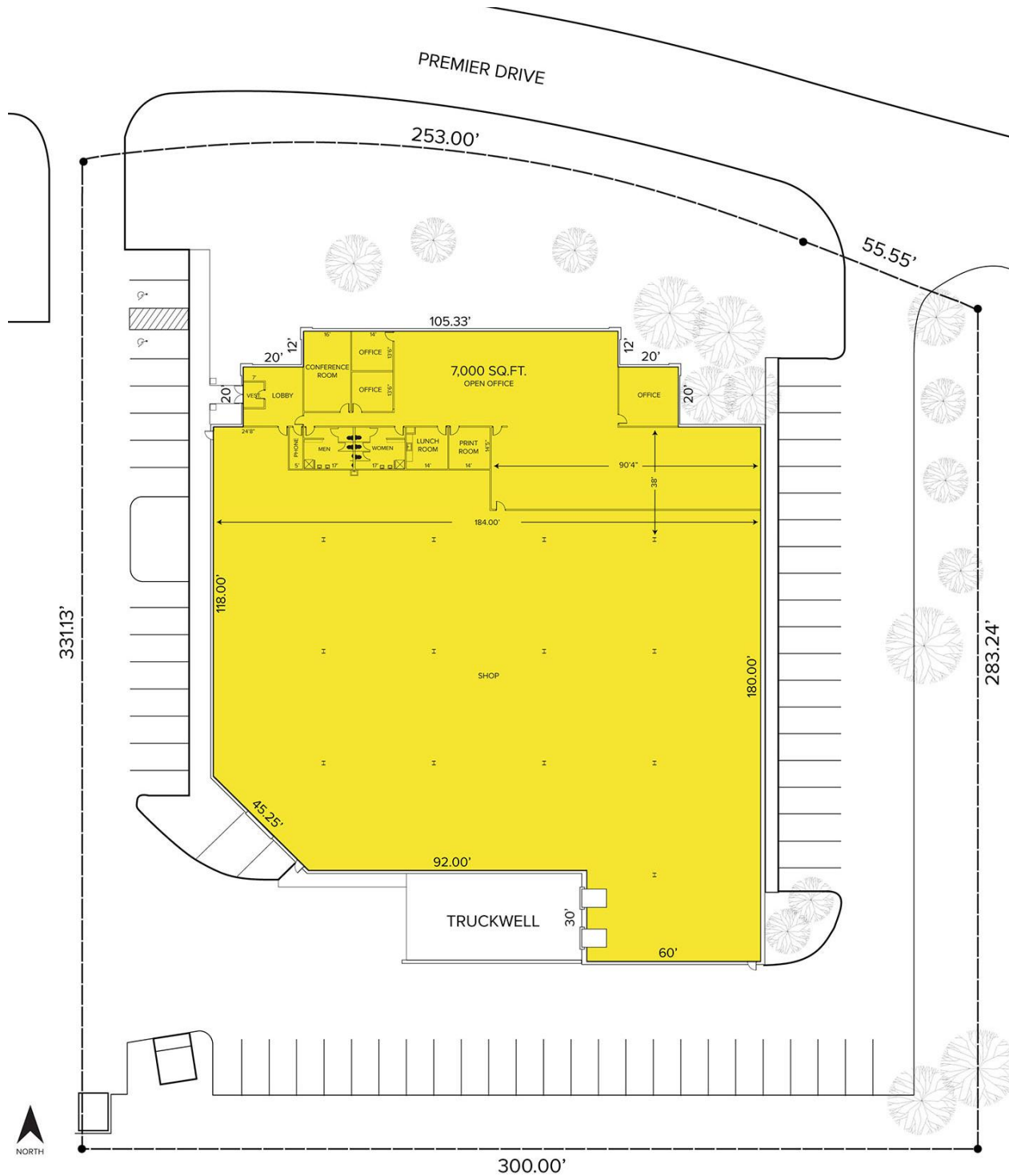
SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
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140 Premier Drive – Orion Twp., Michigan

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Site Plan



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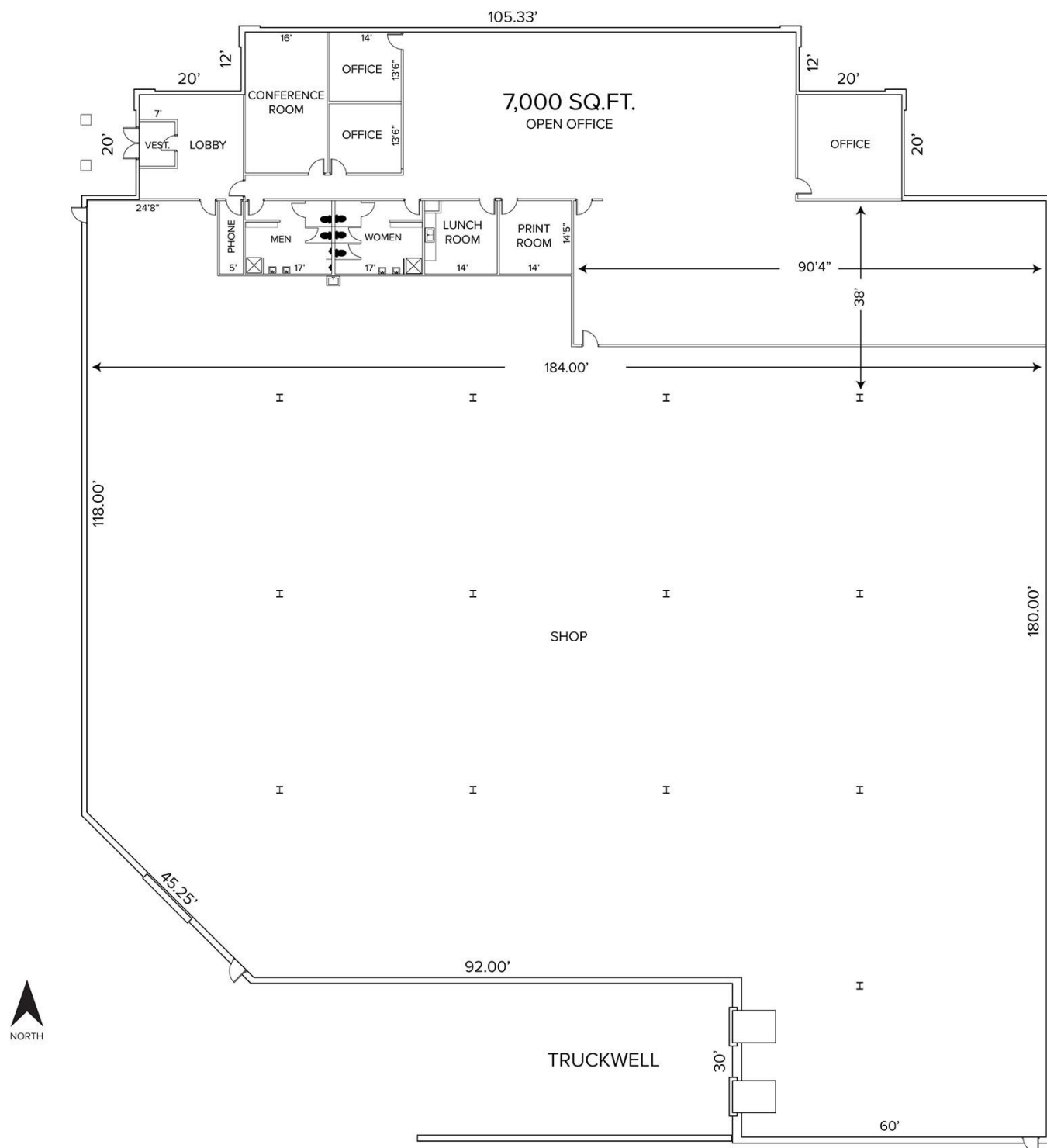
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Current Floor Plan



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This floor plan shows a building layout with a large central open office area. The building's overall dimensions are 105.33' by 180.00'. The main open office area is 4,160 SQ.FT. and is surrounded by several smaller rooms and a large shop area.

Rooms and Dimensions:

- CONFERENCE ROOM:** 16' x 12'
- OFFICE:** 14' x 13'6"
- OFFICE:** 13'6" x 13'6"
- OFFICE:** 20' x 12'
- OFFICE:** 20' x 20'
- LOBBY:** 20' x 7'
- VEST.** (Vestibule)
- PHONE:** 5' x 17'
- MEN:** 17' x 17'
- WOMEN:** 17' x 17'
- LUNCH ROOM:** 14' x 14'
- PRINT ROOM:** 14'5" x 14'

Other Features:

- SHOP:** A large area measuring 184.00' x 38'.
- TRUCKWELL:** A large area measuring 92.00' x 30'.
- Dimensions:** The building's overall dimensions are 105.33' by 180.00'. The main open office area is 4,160 SQ.FT. The shop area is 184.00' x 38'. The truckwell area is 92.00' x 30'. The building's perimeter is 118.00' by 180.00'.

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Aerial



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