



2046 Brown Rd

Auburn Hills, MI



FOR SALE OR LEASE

Property Highlights

- 38,504 total square feet
- 5,060 square foot low rise office (total office 14,196 square feet of which 9,136 square feet can be reduced)
- Additional parking or storage available
- High hazard fire suppression system
- Double truck well possible
- 92 parking spaces
- Beautiful Brown Road frontage
- 24' clearance
- Air lines
- 480 volt - 1000 amps
- Expansive north elevation glass

For information, please contact:

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NEWMARK

Sale or Lease

2046 Brown Rd Auburn Hills, MI 48326-1702



Pricing Information:

Lease Rate Range:	\$8.95-\$8.95 NNN
Lease Type:	NNN
Sale Price:	Possible
Price per SF:	N/A
Real Estate Taxes psf:	\$1.35
Building Insurance psf:	\$0.00
CAM psf:	N/A

Property Details:

Total Building Area:	38,504 sf	Parcel ID:	14-03-226-013
Min/Max Available:	38,504 sf	Parking Description:	92
Office Area:	14,196 sf	Rail Served:	No
Property Type:	General Industrial	Cranes:	No
Tenancy:	Single-tenant	Heat:	Radiant
Year Built:	01/01/1997	Clear Height Min/Max:	24.0 '
Year Renovated:		Grade/Dock Doors:	1 / 2
Zoning:	M-1	Sprinkler:	Yes
Site/Parcel Area:	2.15 acres	Power:	1,000 amps, 480 volt

Comments:

Building has double interior truckwell that has been filled with a 30' x 16' overhead door, open engineering for 64 cubes, 10 ton crane footings. Buss duct, airlines, sealed shop floor and high density sprinkler system. Office area can be reduced to 5,060 SF. Concrete mezzanine 1,048sf.

Geoffrey Hill

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Jack Coury

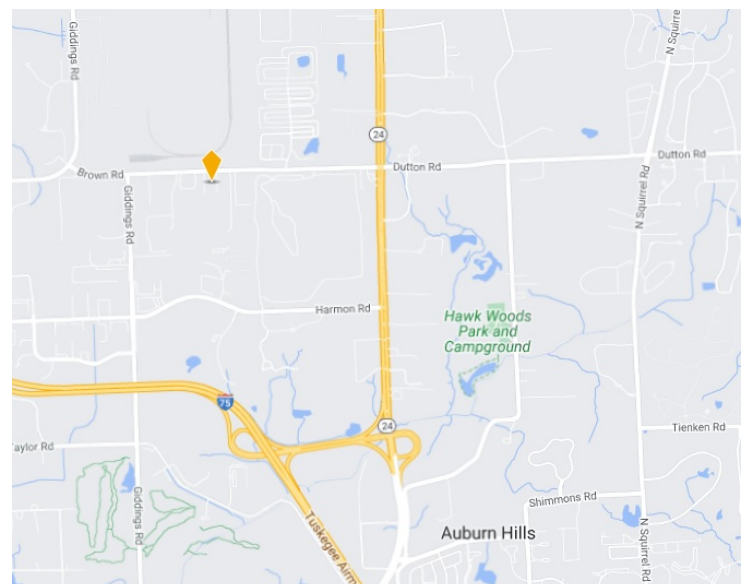
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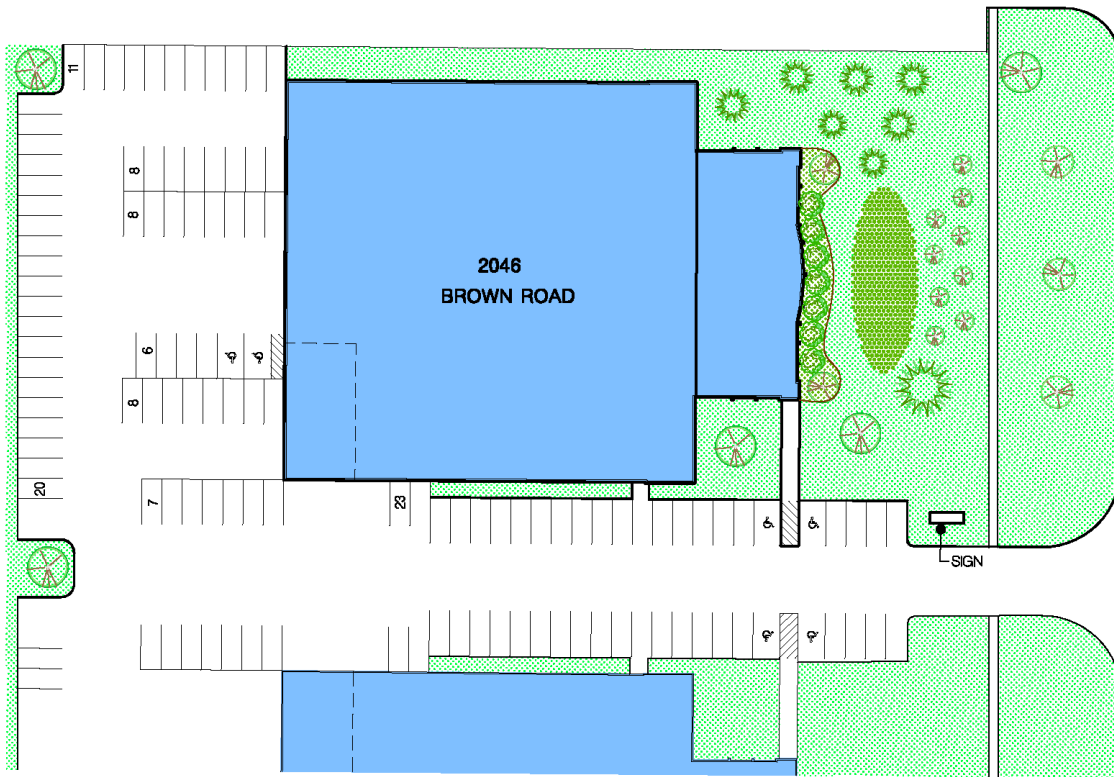
Chris Hill

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SITE PLAN



BROWN ROAD



2046 Brown
Road
Auburn Hills, Michigan
January 24, 2018
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SITE PLAN

1/64" = 1'-0"

GHA Project 1307

Sheet Number

A-1

1307 - Marketing Site

CONTACT

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FLOOR PLAN

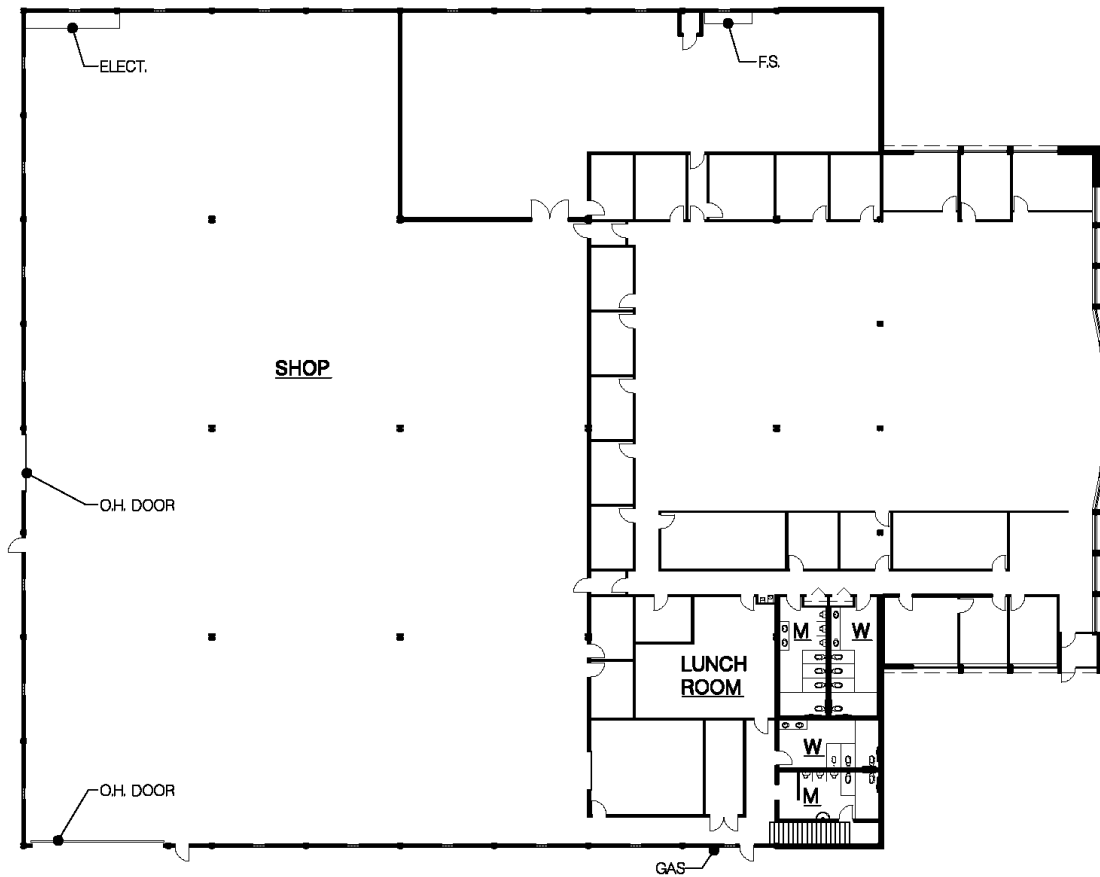


2046 Brown
Road

Auburn Hills, Michigan

January 25, 2018

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FLOOR PLAN

1/32" = 1'-0"

GHA Project 1307

Sheet Number

A-2

1307 - Marketing Plan

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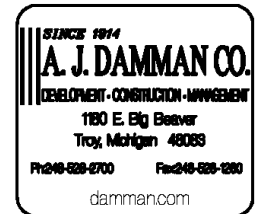
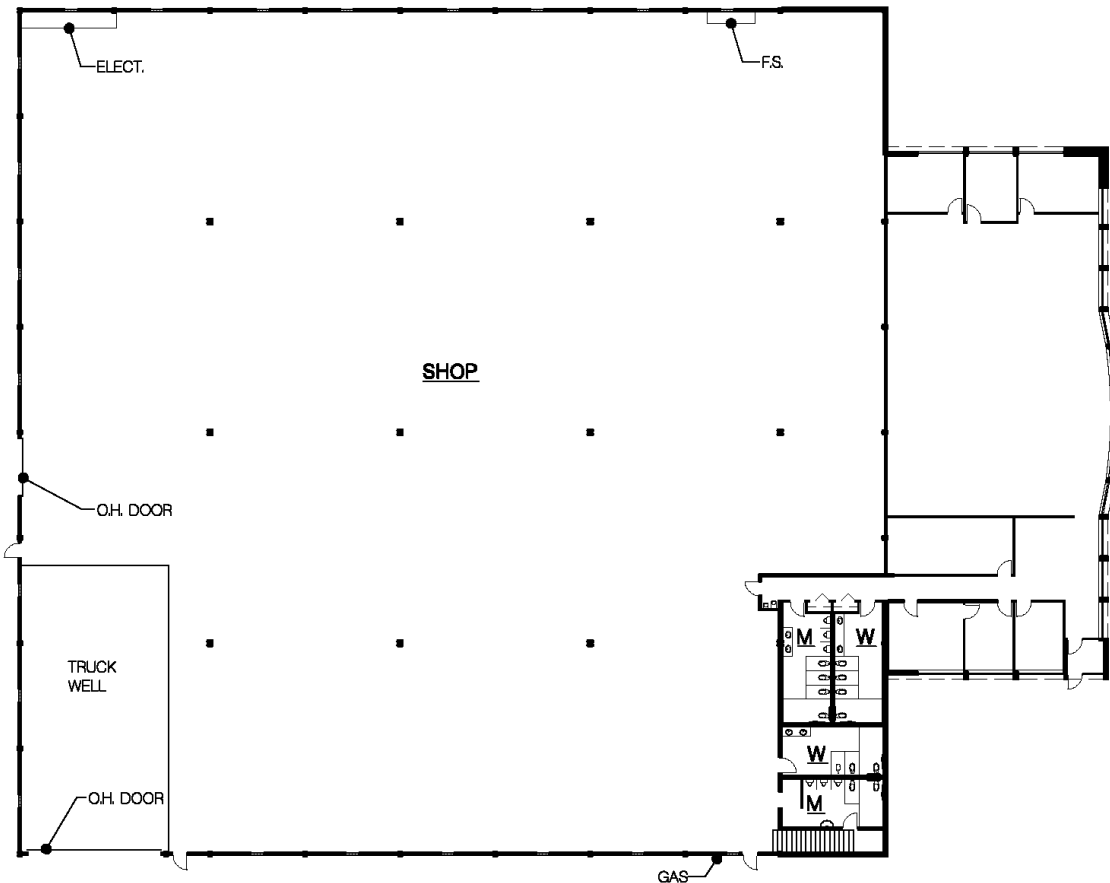
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FLOOR PLAN



2046 Brown
Road
Auburn Hills, Michigan

April 17, 2013

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1347 - Marketing
Office Plan



FLOOR PLAN

1/32" = 1'-0"

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