

**FOR LEASE | UP TO 11,632 SF**  
**9650 DIXIE HWY**



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**CLARKSTON, MI 48348**

**PROPERTY HIGHLIGHTS:**

- 2,788 SF Flex Industrial Unit Available at Prestige Storage in Clarkston
- Unit consists of 2,206 SF Warehouse/Storage and 582 SF Office/Showroom
- Unit can be expanded up to 11,632 SF, including 10,780 SF warehouse & (2) drive-thru grade level doors (Contact Broker for Lease Rate)
- 100% A/C
- Unit has (1) Grade Level Door
- Additional mezzanine space above unit available for storage
- Tenant shares building with Prestige Storage
- Lease Rate: \$2,200 Gross

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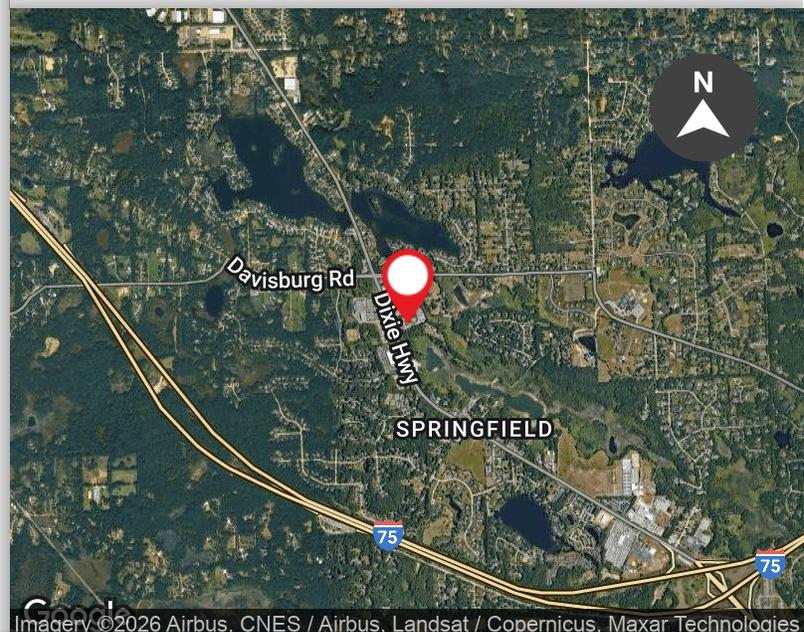
FOR MORE INFORMATION PLEASE CONTACT:



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# 9650 DIXIE HWY

## PROPERTY INFORMATION

### HIGHLIGHTS

Building SF:	38,580 SF
Available SF:	2,788-11,632 SF
Office/Showroom SF (@ 2,788 SF):	852 SF
Warehouse/Storage SF (@ 2,788 SF):	2,206 SF
County:	Oakland
Cross Streets:	Dixie Hwy & Davisburg Rd

### SITE

Parcel Number:	07-14-176-034
Zoning:	M1

### PRICING & AVAILABILITY

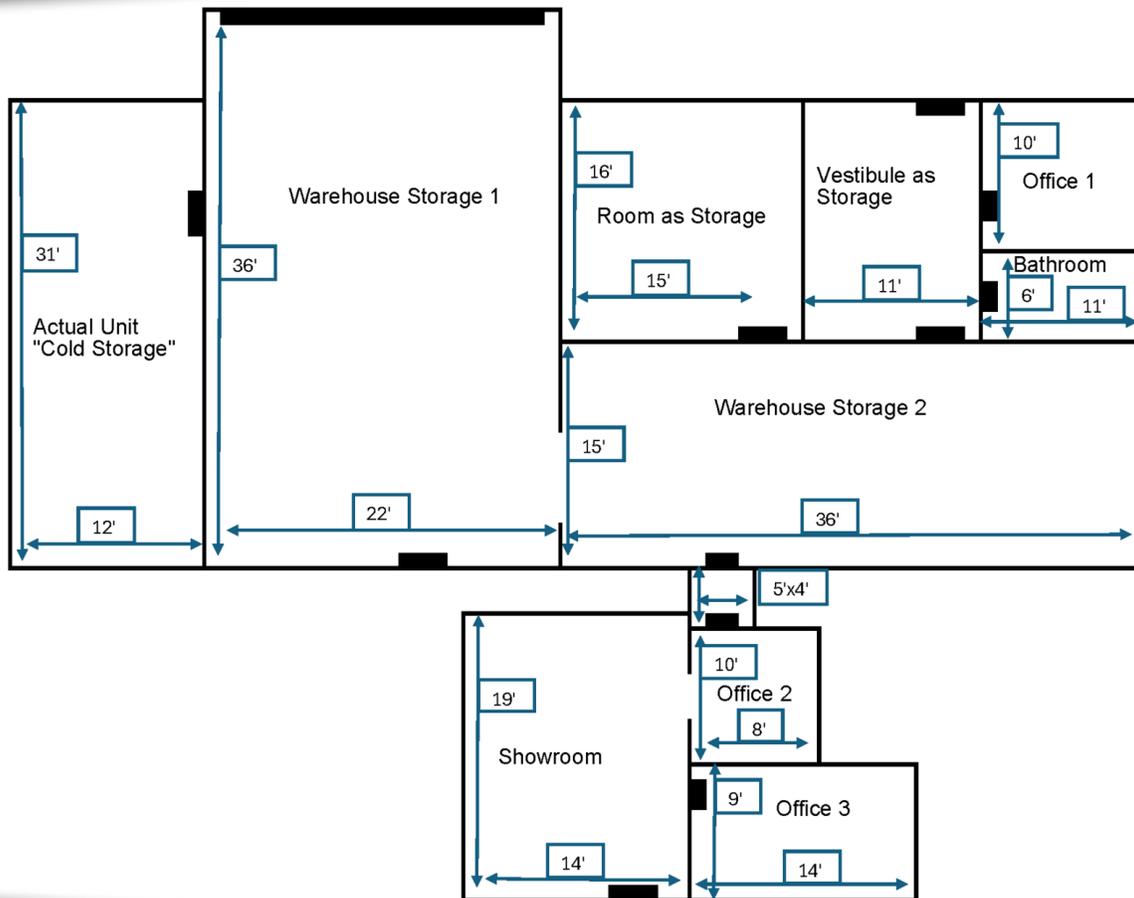
Available SF:	± 2,788 SF
Lease Rate:	\$2,200/month (Gross)
Expansion Opportunity:	Up to 11,632 SF*
*Contact Broker for Lease Rate	

### BUILDING INFORMATION

Type:	Industrial
Year Built:	1975
Cooling:	100% A/C
# Grade Level Doors:	1

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**PROPERTY FLOOR PLAN (2,788 SF UNIT)**



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9650 DIXIE HWY  
PROPERTY **PHOTOS**

