

1270 PACIFIC DRIVE
AUBURN HILLS, MICHIGAN

HI-TECH FOR SUBLEASE
44,700 Square Feet Available



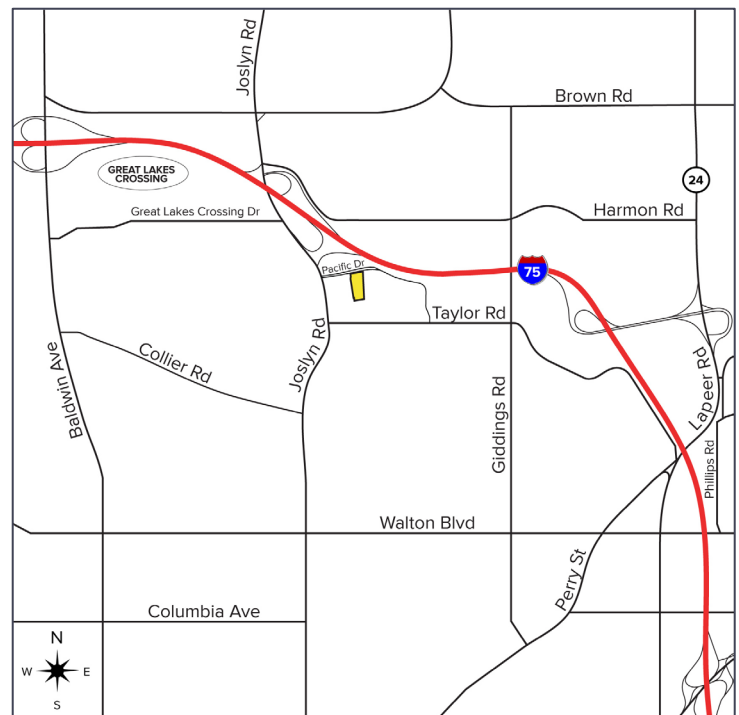
**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

IMMEDIATELY AVAILABLE



PROPERTY FEATURES

- 44,700 square feet available
- 10,000 square feet office
- Expandable up to 75,000 square feet
- 20' clear height
- (3) 12' x 14', 10' x 10' grade level door, (2) truckwells
- Zoned Light Industrial - excellent R&D/lab/engineering or manufacturing facility
- Heavy parking - 190 parking spaces, 246 additional spaces possible
- Built in 2013 on 4.84 acres
- 100% air conditioned
- 1200 amps, 480 volts, heavy, primary power
- Sublease thru July 31, 2029
- Lease Rate: \$9.95/sq. ft. NNN



For more information, please contact:

GARY STEPHENS
(248) 948 0104
gstephens@signatureassociates.com

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One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

1270 Pacific Drive – Auburn Hills, Michigan

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Interior Photos



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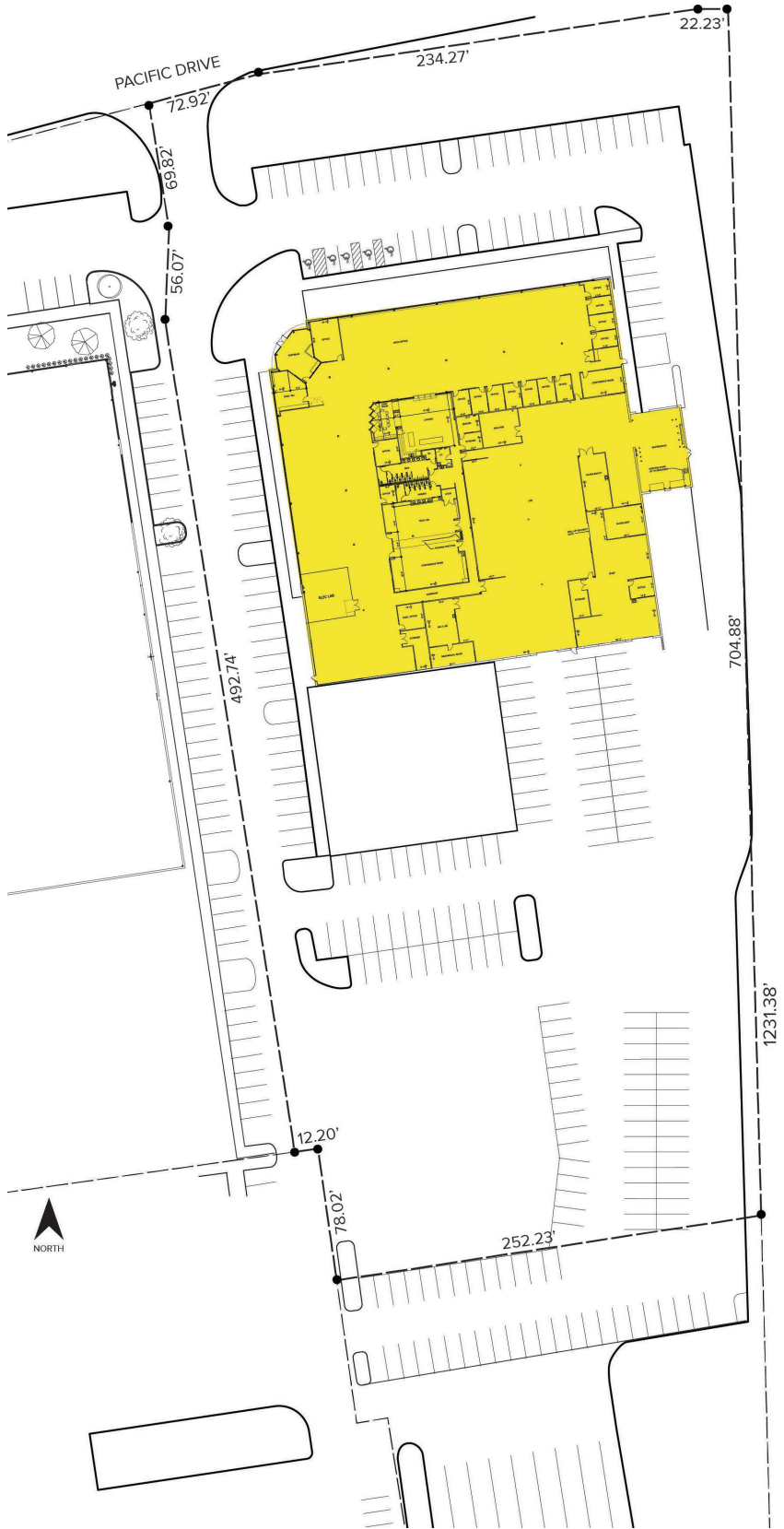
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Site Plan



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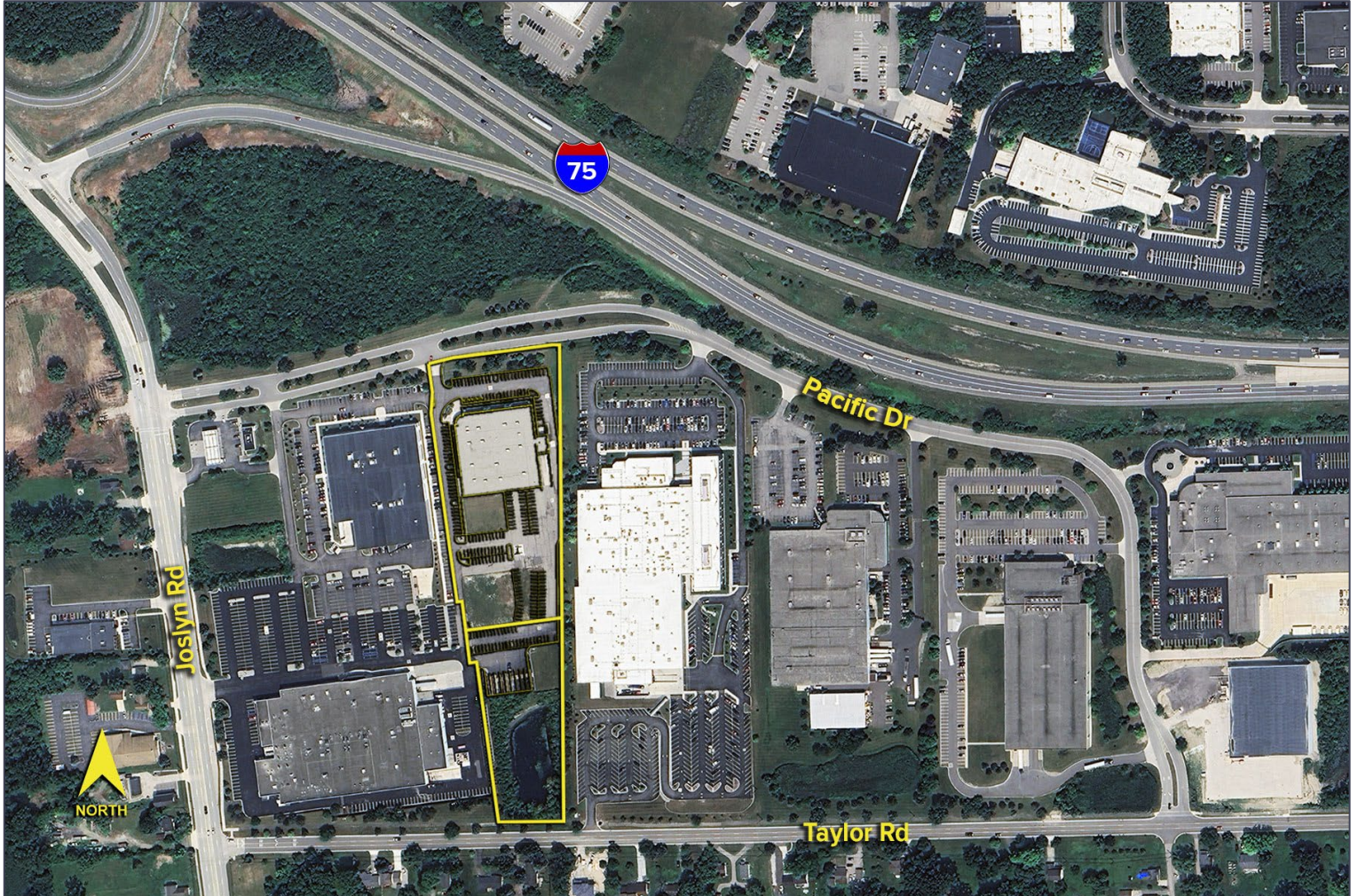
Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

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Aerial



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