

**FOR SALE OR LEASE
FROM 2,398-9,891 SQUARE FEET**
49100-49140 WIXOM TECH DR, WIXOM, MI

UNITS NOW FOR SALE AS CONDO

IMMEDIATE OCCUPANCY

PROPERTY FEATURES

- Multiple Units Available for Sale or Lease
- Finish to Suit Opportunity
- Close Proximity to I-96
- Office, R&D and Industrial Uses
- Heavy Parking - Newly Refinished Parking Lot
- Corner Unit with 3 Sides of Glass Line
- Overhead Doors
- Flexible Layout Office or Warehouse
- Immediate Occupancy Possible



FOR DETAILS CONTACT

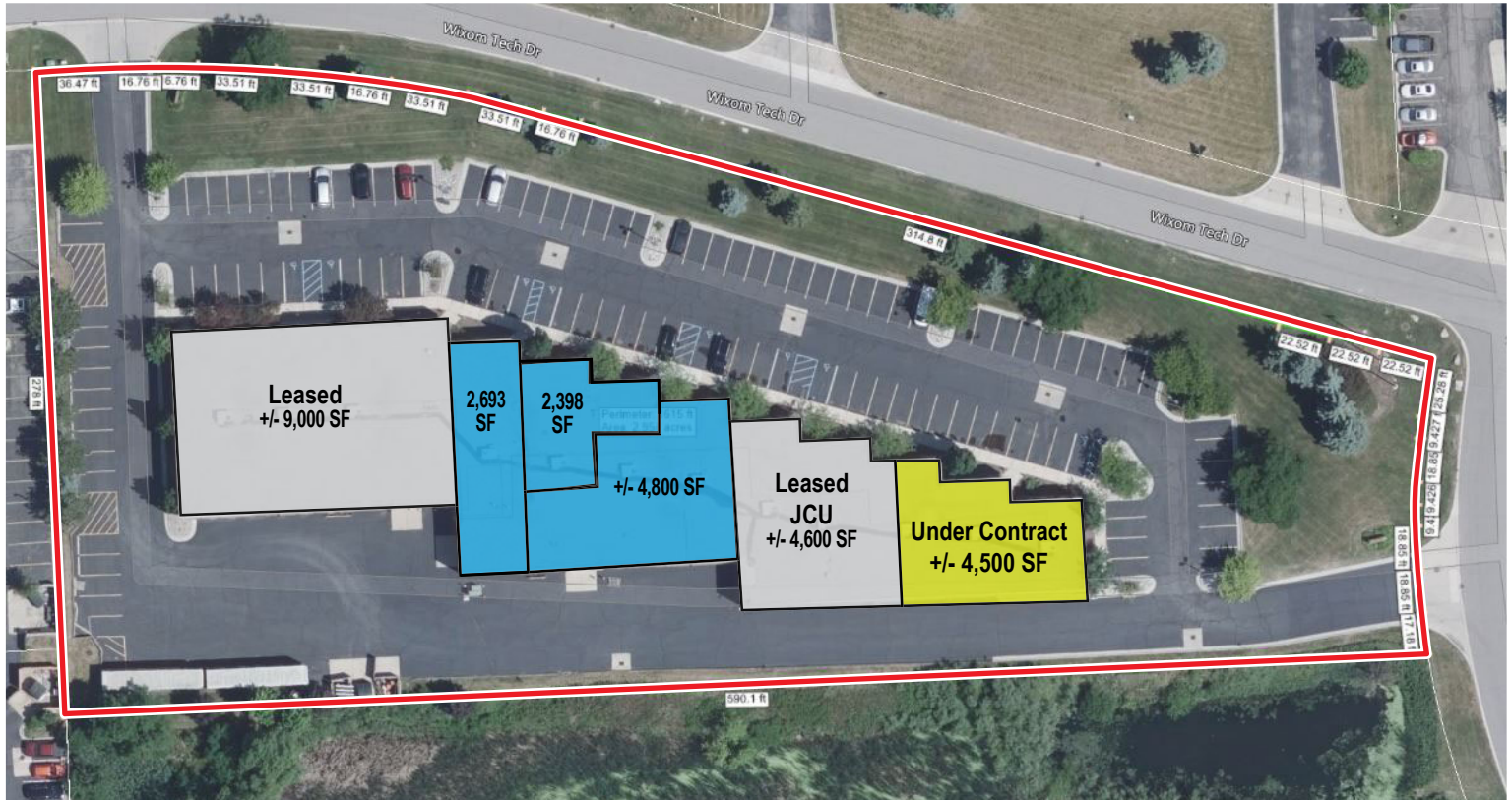
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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Under Contract Available Sale or Lease

Units available individually or combined
and may be demised to suit.

FOR DETAILS CONTACT

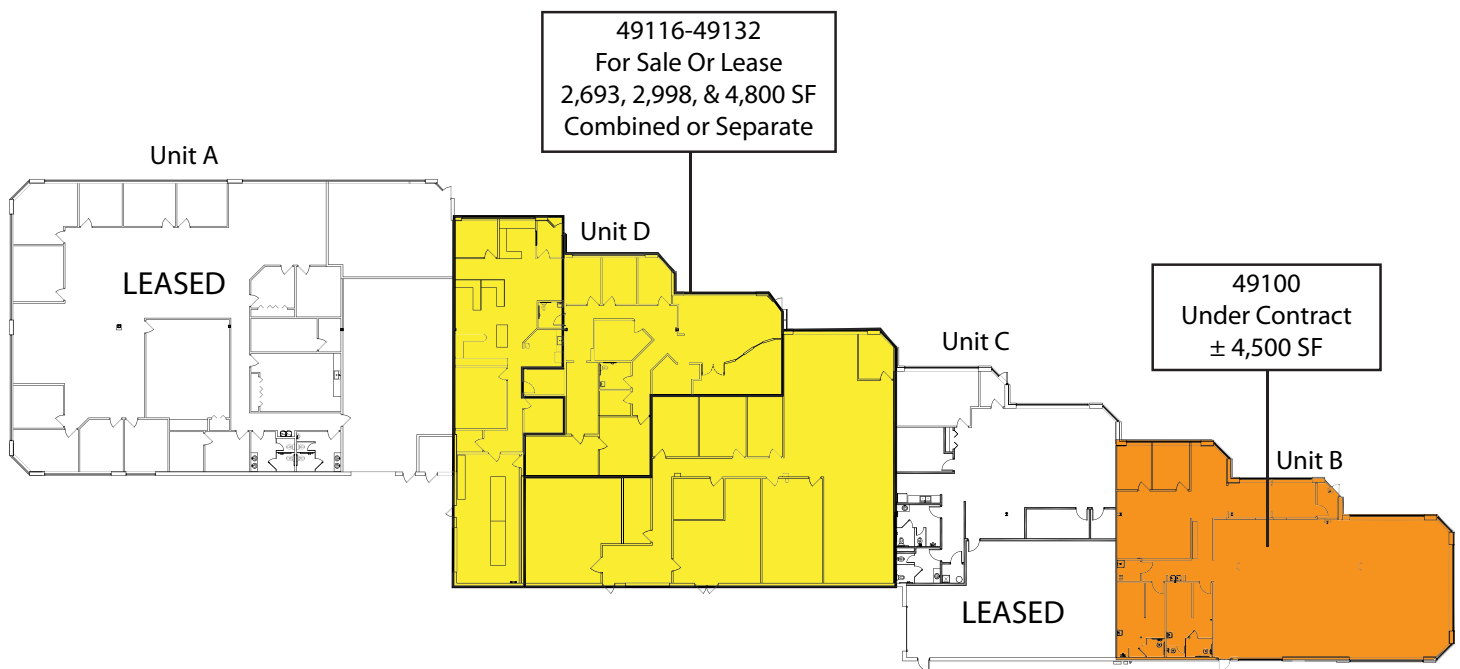
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 Available - May be demised as shown or to suit.

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49100-49132 Wixom Tech Drive, Wixom, MI


Property Type: Industrial
Available SF: 2,398-9,891
Land Size (Acres): 2.95
Market: SE Michigan
Submarket: SW Oakland
County: Oakland
Business Park: Wixom West Technology Center

Availability Details

Building SF:	28,780	Transaction Type:	Sale/Lease
Available SF:	14,391	Asking Sale Price:	Contact Broker for Pricing
Industrial SF:	Flexible	Asking Lease Rate:	To Be Determined
Office SF:	Flexible		

Comments

Availability Comments: Immediate occupancy available. New parking lot 2025. New HVAC units 2024-2025. High image office, flex, warehouse space opportunity. Other suites may be combined or individual 2,398, 2,693, 5,091, 4,800 or 9,891 SF . Available for Sale as condo or Lease.

Building & Construction Details

Feature	Property	Space	Feature	Property	Space
Building Class:			Construction Type:	Brick	
# Floors:	1		Exterior Type:	Glass	
# Units			Building/Construction Quality:		
# of Buildings:			Physical Condition:		
Primary Use:	Flex		Building/Construction Appeal:		
Secondary Use:	Office		Roof Type:		
Center Type:			Roof Age:		
Construction Status:	Existing		Skylight:		
Year Built:	1997		Deck:		
Date Built:			Floor Type:		
Year Refurbished:	2022		Floor Thickness (inches):	6.00	
Current Occupancy %			Heat:		HVAC
Multi-Tenant:	Yes		AC:		100% Air Conditioned
Corporate HQ:	Yes		Lighting:	Fluorescent	
Spec/BTS:			Sprinkler:		
Spec SF:			Security:		
Flex:	Yes		Restroom:	2	
Condominium:	Yes		Shower:		
Space Build Out:			Lobby:		
Building Dimensions (LxW):			Signage:	Yes	
Typical Floorplate SF (Min):			# Passenger Elevators:		
Typical Floorplate SF (Max):			# Freight Elevators:		
Core Factor:			LEED Certification:		
Load Factor:			Handicapped Accessible (ADA):	Yes	
Floor Area Ratio:					
Elevator Comments:					

Clearance, Dock & Door

Property	Space	Property	Space
Ceiling Height:	15'	# GL/DID:	3
Bay/Column Size(WxD):		GL/DID Dim.(HxW):	
Column Spacing:		# DH/Truck-Level Doors:	
# Int. Docks:		Truckwell Size:	
# Int. Levelers:		Trailer Spots:	
# Ext. Docks:		Truck Turning Radius:	
# Ext. Levelers:		# Rail Doors:	
Cross-docked:	No	Total Doors:	3
Property Loading & Door Comments: Overhead door access.			
Space Loading & Door Comments: New parking lot 2025.			

Parking

Property	Space	Property	Space
# Spaces:	115	Monthly Rate:	
Parking Ratio:	4-1000	# Uncovered Spaces:	
# Covered Spaces:		Monthly Rate (\$):	

Site					
Property		Space	Property		Space
Land Size (Acres):	2.95		Permitted FAR:		
Land SF:	128,502		Development Capacity:		
Land Usable Acres:			Yard Type:		
Land Usable SF:			Yard SF:		
Max Contiguous SF:	28,780		Zoning:	M-1	
Max Contiguous Acres:			Site Condition/Quality:		
Lot Dimensions (LxW):			Topography:		
Floodplain:			Site Shape:		
Density:			Access:		
Permitted SF:			Visibility:	Good	
Buildable SF:			Frontage:	Yes	
Additional Site/Parcel Information Comments: Parking lot resurfaced in 2025.					
Frontage Traffic Count Comments:					

Utilities					
Property		Space	Property		Space
Gas:	Public		Phase:	3	
Water:	Public		Power Supplier:		
Sewer:	Public		Phone:		
Power:			Cable:		
Amps:	200		Broadband:		
Volts:	220		Broadband Supplier:		
Utilities Comments:					

Contacts for this Availability					
Role	Company	Name	Phone	Email	
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