

**FOR LEASE**

**799 LADD ROAD WALLED LAKE, MICHIGAN**

58,000–284,000 SF Available

**2.5 AC OUTSIDE STORAGE**

**58,500 SF**

**58,500 SF**

**79,000 to 158,000 SF**

- ▶ IDEAL FOR USERS NOT DEPENDENT ON HIGH-CUBE RACKING
- ▶ EFFICIENT, COST-DRIVEN SPACE
- ▶ FUNCTIONAL LAYOUT FOR STORAGE & LIGHT INDUSTRIAL USE

**BELOW MARKET LEASE RATES**

FUNCTIONAL LAYOUT FOR STORAGE & LIGHT INDUSTRIAL USES

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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**For more information,  
please contact:**

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# PROPERTY FEATURES

- 58,000-284,000 SF Available
- 2.5 Acres of Outside Storage
- 19 Loading Docks
- 6 Grade Level Doors
- On 17.49 Acres
- Ideal for Users Not Dependent on High-Cube Racking
- Efficient, Cost-Driven Space
- Functional Layout for Storage and Light Industrial Use

## Strategically Positioned in Northwest Metro Detroit

Walled Lake offers a central Oakland County location approximately 30 miles northwest of downtown Detroit, with access via key regional corridors including M-5, Pontiac Trail, and Maple Road.

The property is situated near established industrial and commercial areas in Novi and Wixom, supporting a range of industrial and service users.

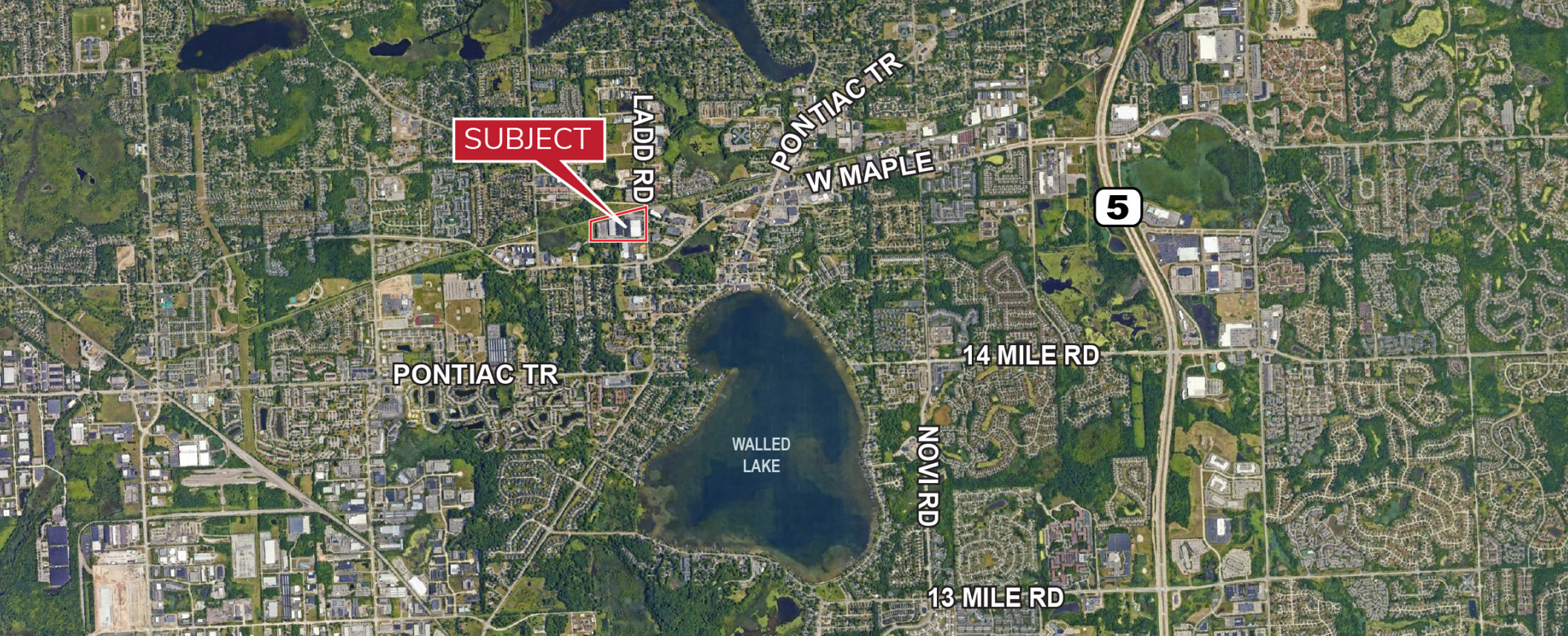
# FLEXIBLE LEASING OPTIONS

**Full Building Opportunity**  
(Up to 284,000 SF)

**Mid-Size Options Available**  
(60K-93K SF)

**Flexible Demising for  
Multi-Tenant Users**





# PROPERTY SUMMARY

<b>TRANSACTION TYPE:</b>	Lease
<b>ASKING LEASE RATE:</b>	Call Broker for Pricing Information
<b>TOTAL SF:</b>	Up to 284,000 SF
<b>LAND:</b>	± 17.49 Acres
<b>ZONING:</b>	Limited Industrial
<b>PARCEL ID:</b>	92-17-34-151-021 E 17-34-151-019

<b>YEAR BUILT:</b>	1967 & 1980
<b>CEILING HEIGHT:</b>	14'-18'
<b>LOADING DOCKS:</b>	Nineteen
<b>GRADE LEVEL:</b>	Six
<b>CRANES:</b>	10-Ton
<b>POWER:</b>	1600 Amps

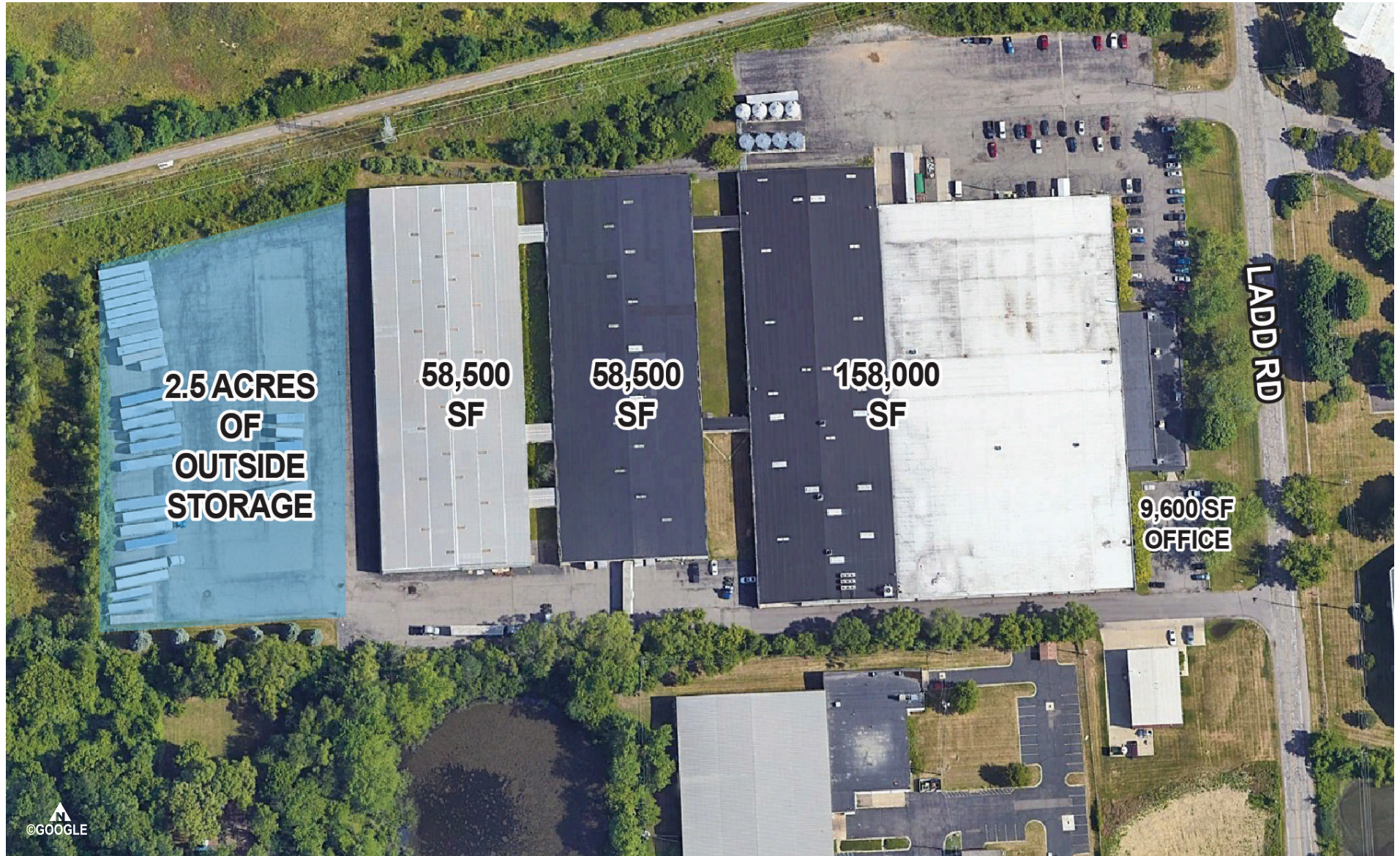
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# SITE DIMENSION AERIAL



# PHOTOS



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