

FOR LEASE

PURPOSE-BUILT HIGH-TECH FLEX DATA CENTER



1731 HARMON ROAD, AUBURN HILLS, MI 48326



INTERIOR BUILDING OVERHAUL COMPLETE

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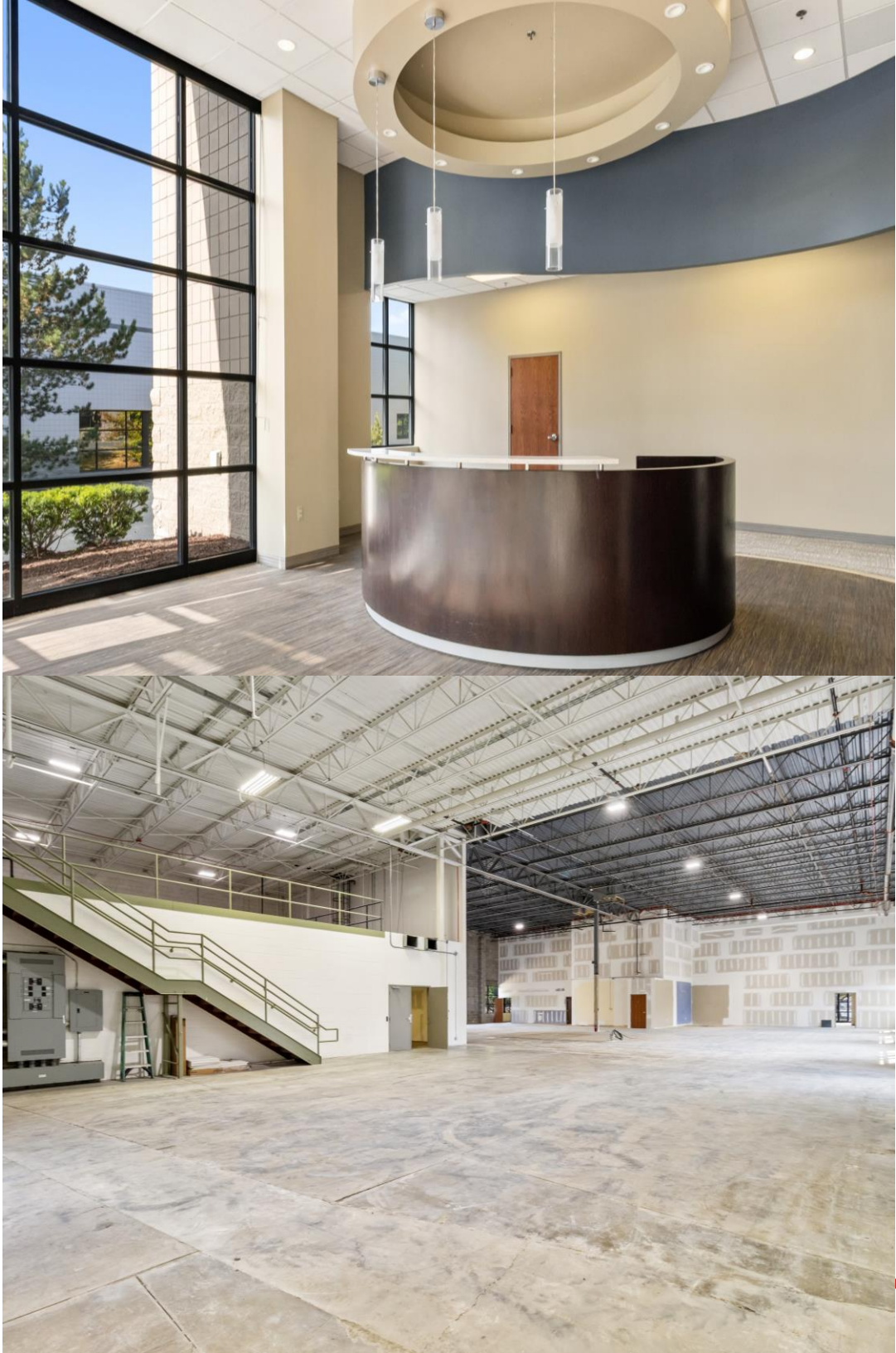
FLEX DATA CENTER

PROPERTY HIGHLIGHTS

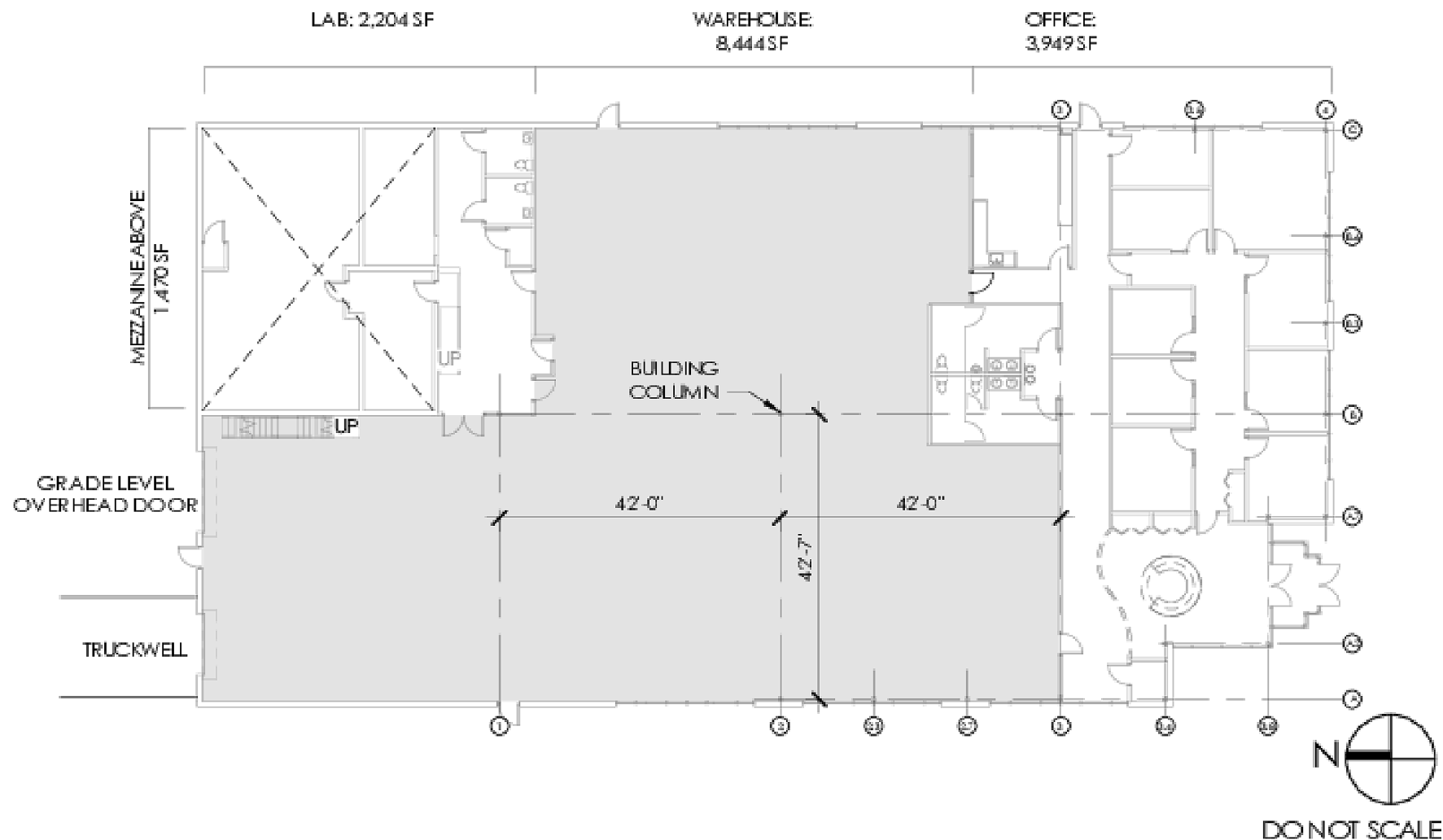
- Full interior remodel and recent shop expansion complete
- 14,597 SF Class A flex building available for lease
- 10,648 SF of shop & lab | 3,949 SF office | 1,470 SF mezzanine above lab
- Impressive 23' shop clear height
- One truckwell and one 12' x 14' grade level overhead door
- 52 parking spaces
- 208 volt 1,200 amp electric service
- Highly desirable Auburn Hills market
- Less than one mile from Joslyn or Lapeer Road exists off I-75
- Lease Rate: \$12.50/SF NNN

Available SF	14,597 SF
Property Type	Flex Space
City	Auburn Hills
Lease Rate	\$12.50/SF NNN

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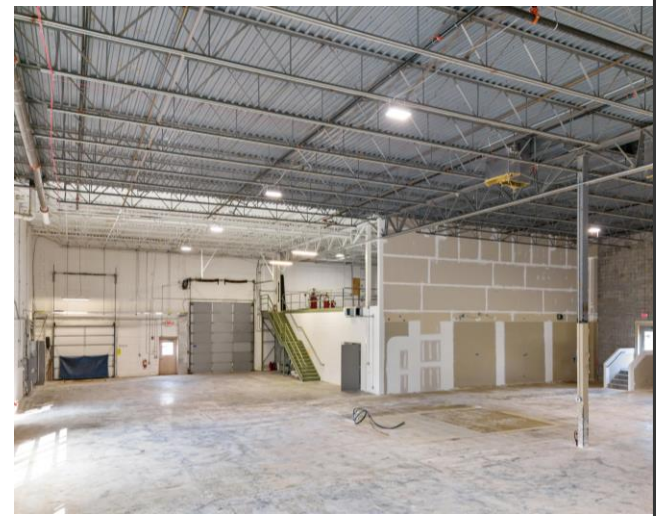
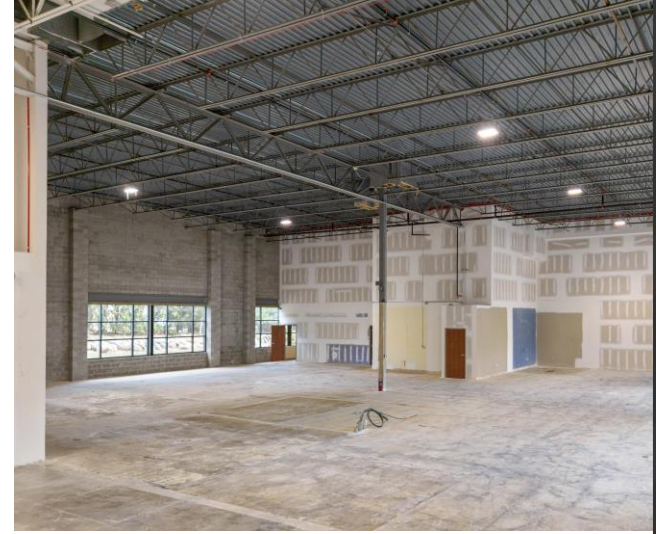
FLOOR PLAN



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HARMON RD INDUSTRIAL
1731 HARMON RD
AUBURN HILLS, MI

1ST FLOOR
14,597 SF
FOR DETAILS PLEASE CALL:
248-324-2000



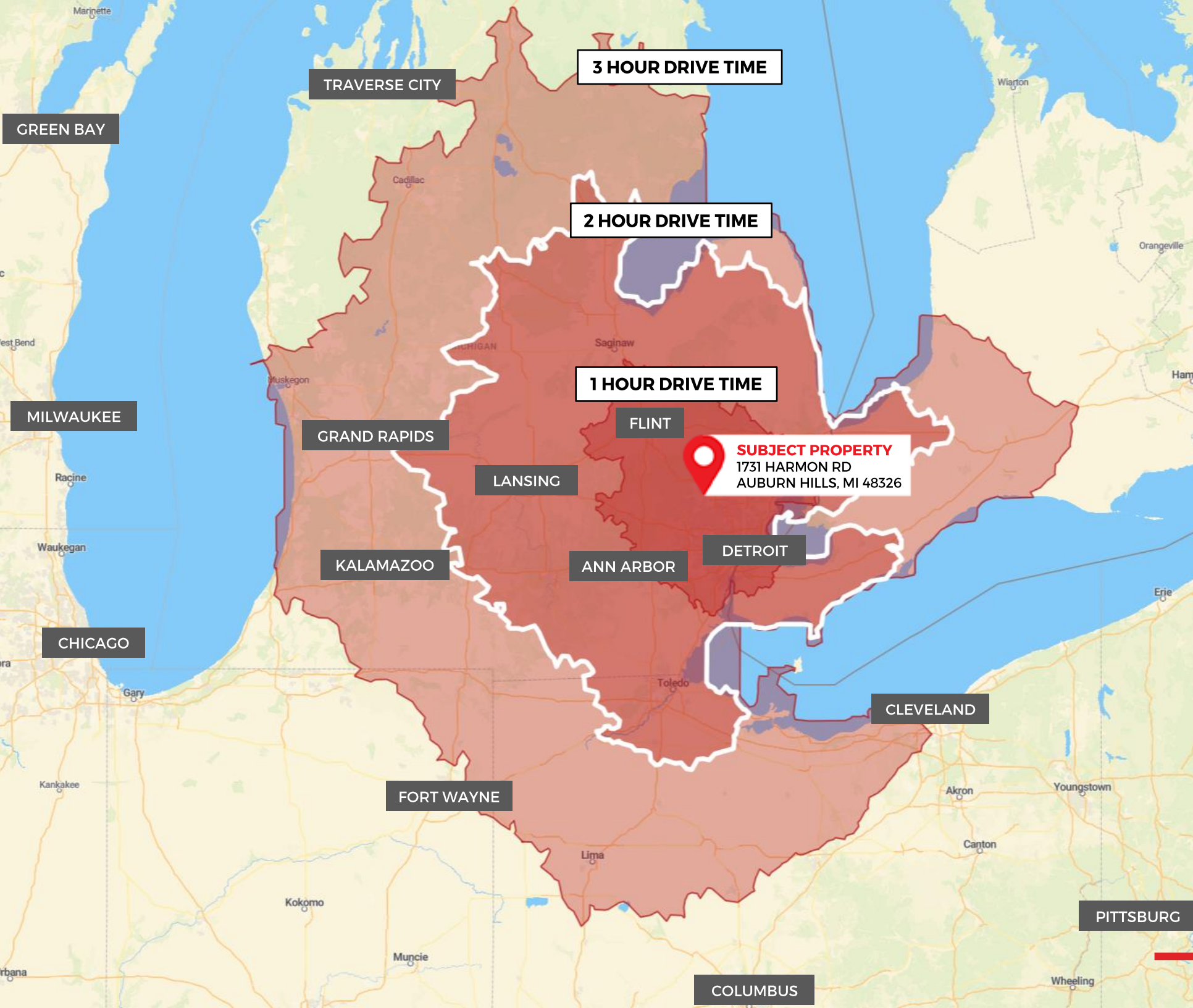
INTERIOR PHOTOS



EXTERIOR PHOTOS



CORPORATE NEIGHBORS





Auburn Hills, Michigan is a thriving hub of commerce, technology, and innovation in the heart of Oakland County. Known for its strong corporate presence, the city is home to numerous Fortune 500 companies, advanced manufacturing firms, and cutting-edge research and development centers. Its strategic position along the I-75 corridor provides exceptional connectivity to Metro Detroit and the broader Midwest, supporting both local and international business operations. Auburn Hills also offers a pro-business environment, with forward-thinking leadership and infrastructure investments that continue to attract and retain top-tier companies.

Beyond its business advantages, Auburn Hills provides a high quality of life with a well-balanced mix of commercial, residential, and recreational amenities. The city features extensive park systems, modern retail destinations like Great Lakes Crossing Outlets, and close proximity to Oakland University, one of Michigan's leading academic and research institutions. Its combination of economic vitality, accessibility, and community-focused development makes Auburn Hills a standout location for innovation and long-term growth.

EST POPULATION (2023)	±25,597
HOUSEHOLDS	±11,223
AVG HH INCOME (2023)	±\$78,727

CREATING VALUE BEYOND REAL ESTATE



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