



+/- 300,000 SQUARE FEET OF CUSTOM BUILD TO SUIT

An existing 209,000 square feet is available for re-purposing or completely redesigning, with the possibility of adding another 100,000 square feet. Establish a campus atmosphere that showcases your brand effectively in a prime location.



TRANSWESTERN

REAL ESTATE
SERVICES

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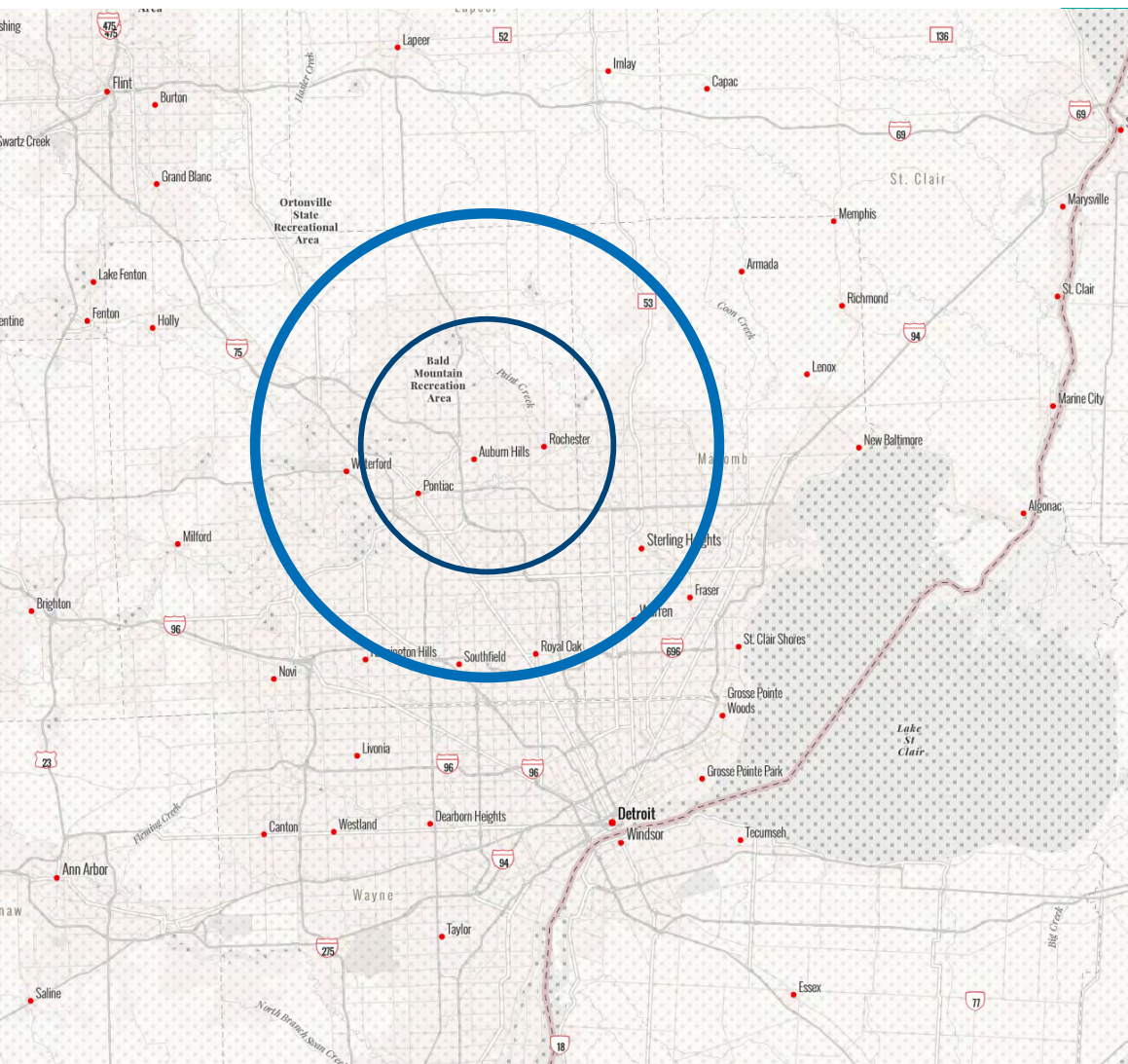
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3551 HAMLIN

AUBURN HILLS

LOCATION



TOP-TIER LOCALE

AUBURN HILLS

10 Mile Radius
Pontiac
Rochester
Sterling Heights
Troy

20 Mile Radius
Clinton Township
Farmington
Farmington Hills
Livonia
Novi
Southfield
Warren

30 Minutes
Ann Arbor
Dearborn
Down Town Detroit

<https://censusreporter.org/profiles/16000US2604105-auburn-hills-mi/>

Age

36.2

Median age

Income

\$45,875

Per capita income

Income

\$78,727

Median household income

Households

11,223

Number of households

Households

2.1

Persons per household

Value

\$233,900

Median value of owner-occupied housing units

Education

93.2%

High school grad or higher

Education

47%

Bachelor's degree or higher

Transportation

23.5 minutes

Mean travel to work

Auburn Hills

24,911

Population

Auburn Hills

16.6

Square miles

Auburn Hills

1497.1

People per square mile

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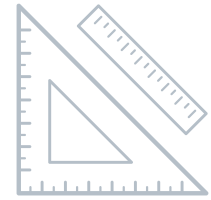
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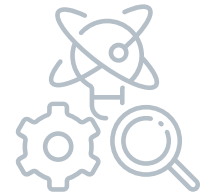
Building Area	4 stories at 209,596 square feet, with ability to add 100,000 square feet
Building Frontage	1,246 square feet on Squirrel Road
Land Area	12.94 ACC
Parking	918 spaces; 4.38/1,000 parking ratio
County	Oakland County
Zoning	T&R Technology and Research; office, research, technology, warehouse, assembly, medical
Heating	Ven Mar
Cooling	Ven Mar
HVAC Control	Andover Infinity Controls (BMS)
HVAC Units	2 RTU's located on the West & East Side
Hot Water Heater	2 Lochinvar 50 Gallons (July 2019)
Fire Prevention	Notifier wet system Cummins 325 HP for the pumps
Electricity	13.2 KW
Generator Back Up	MCat 2,000 KVA (entire building)
UPS Protected Power	2 UPS Modules (Schneider Electric)
Additional Mechanical	4 Air Handles for Cooling Phone Rooms, 2 on East side and 2 on West side.



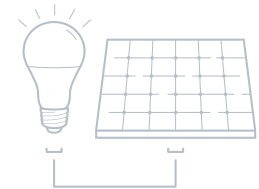
Auburn Hills
Oakland County



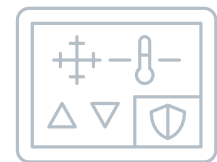
Up to 309,000 square feet



Zoning: Technology & Research



Lighting System: DG LUX -5
With Emergency Lighting System



HVAC UNITS: 2 RTU Units;
Andover Infinity Controls (BMS)



Diesel Fuel Storage:
Underground storage, 1,000 gallons.

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