

# FOR SUBLEASE

13,754-21,455 SQUARE FEET

46943 ENTERPRISE COURT, WIXOM, MICHIGAN

# AVAILABLE MARCH 1



## PROPERTY FEATURES

- 13,754-21,455 SF
- 7,835 SF High-End Office
- Ability to Reduce Office to 6,335 SF
- 20' Clear Ceiling Height
- (2) Grade Level Doors
- (2) Truckwells
- 1 Block from Beck Road Exit I-96
- Extensive Glass Line
- High Image Corporate Facility
- Fully Sprinklered (Partial High Density)
- Longer Term Lease Possible



## FOR DETAILS CONTACT

Scott Lyons

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(248) 567-8002

Nick Savoy, CCIM

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(248) 567-8001

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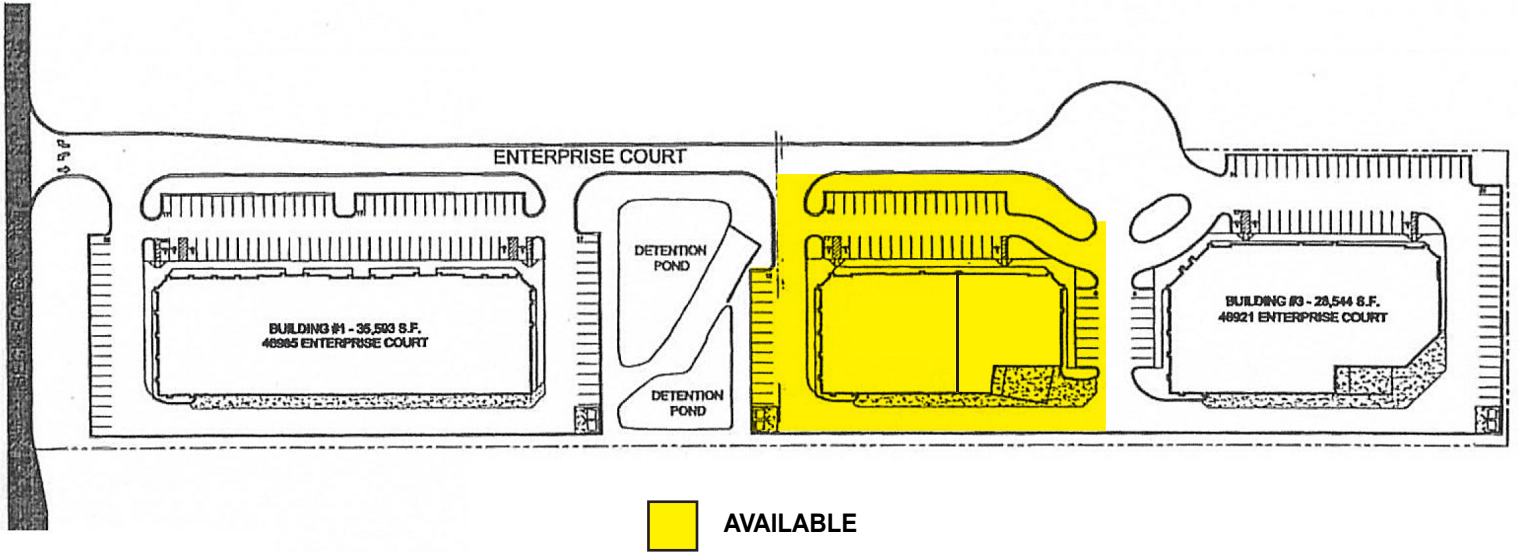
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## 46943 Enterprise Ct, Suite 100 & 200 Wixom, MI 48393



**Property Type:** Industrial  
**Available SF:** 21,455  
**Land Size (Acres):** 1.53  
**Market:** SE Michigan  
**Submarket:** SW Oakland  
**County:** Oakland

### Availability Details

<b>Available SF:</b>	21,455	<b>Transaction Type:</b>	Sublease
<b>Industrial SF:</b>	13,620	<b>Asking Sublease Rate:</b>	\$12.92 PSF Mod Gross
<b>Office SF:</b>	7,835		

### Comments

**Availability Comments:** 21,455 square feet corporate image flex building. Currently two individual units but may be occupied by 1 user. New building façade. Building and monument signage. Great glassline. Two truckwells and two grade level doors. High end office finishes with flexible layout. Office area can be reduced from 7,833 SF to 6,335 SF. Available March 1. The current sublease lease rates are \$12.92 MG from March 1, 2024 to January 31, 2025 and \$13.25 MG from February 1, 2025 to January 31, 2026. Ability to lease for longer than the sublet term. Any terms beyond the sublet term are yet to be determined.

### Building & Construction Details

<b>Construction Status:</b>	Existing	<b>Year Built:</b>	2006	<b>Roof Type:</b>	Membrane
<b>Building Class:</b>	B	<b>Year Refurbished:</b>	2017	<b>Lighting:</b>	LED
<b>Spec/BTS:</b>		<b>Floors:</b>	1	<b>Floor Type:</b>	Reinforced Concrete
<b>Primary Use:</b>	Office/Flex	<b>Multi-Tenant:</b>	Yes	<b>Sprinkler:</b>	Yes
<b>Secondary Use:</b>	Warehouse	<b>Construction Type:</b>	Masonry/Steel	<b>Security:</b>	Yes
<b>Flex:</b>	Yes	<b>Exterior Type:</b>	Concrete/Block	<b>Restrooms:</b>	3
<b># of Buildings:</b>	1	<b>Heat:</b>	Radiant/Rooftop		
<b>Signage:</b>	Yes	<b>AC:</b>	Rooftop		

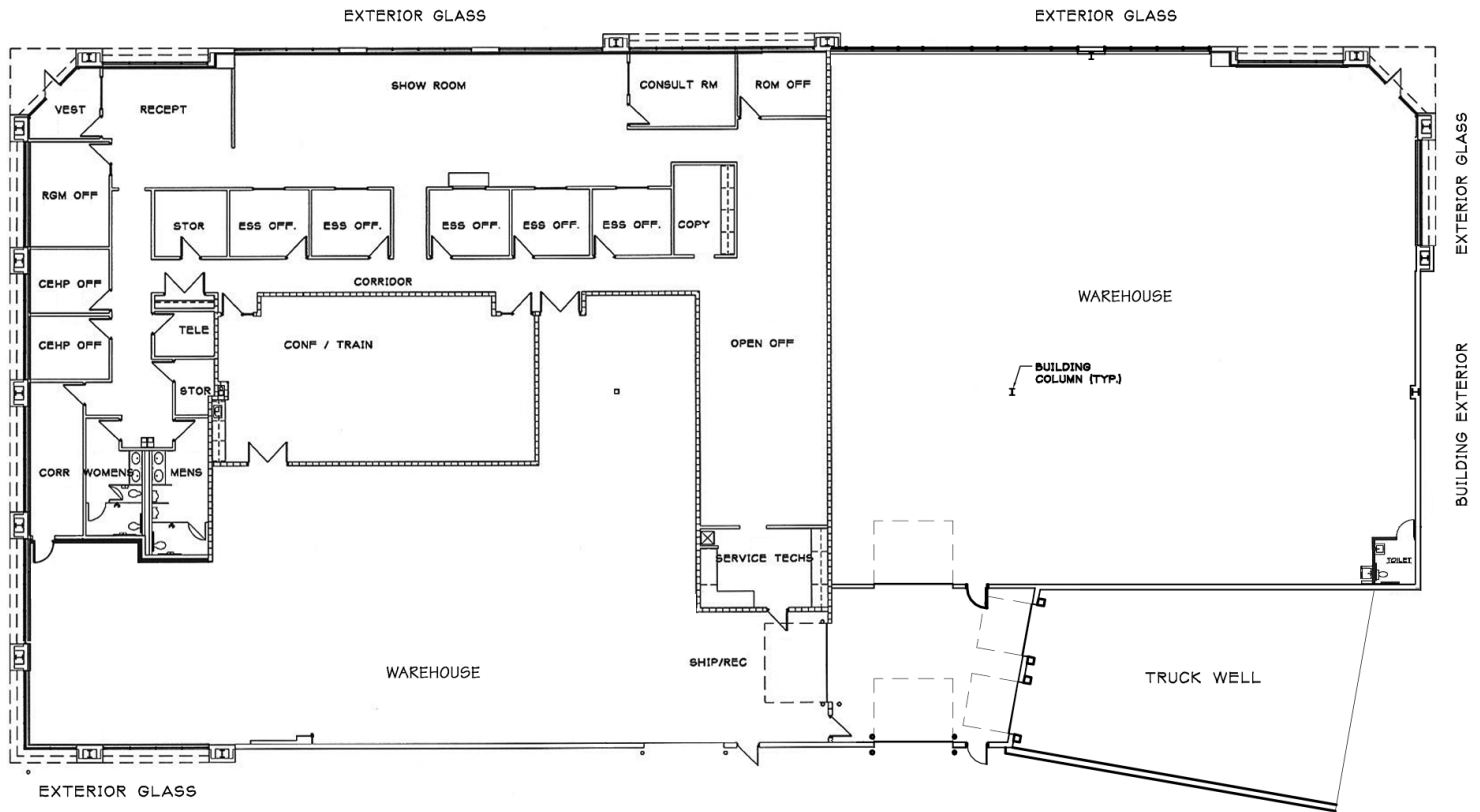
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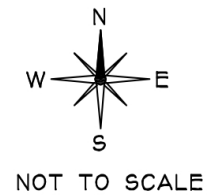
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COMMERCIAL REAL ESTATE SERVICES



EXISTING CONDITIONS



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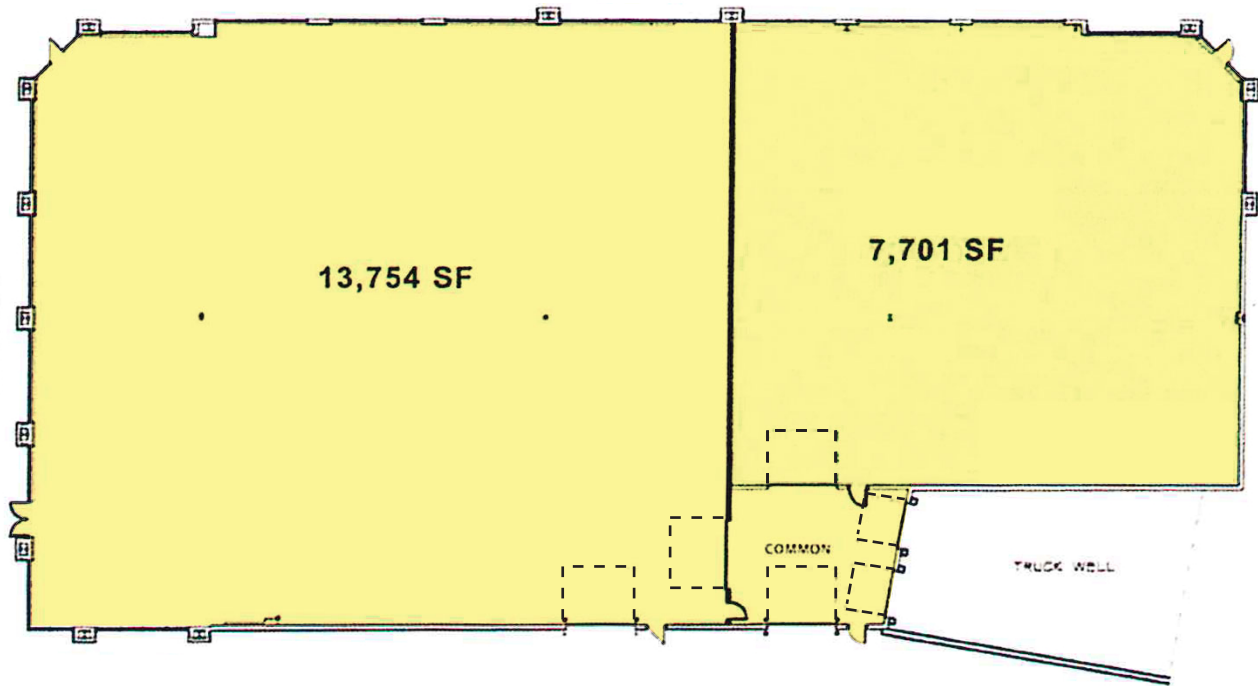
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**46943 Enterprise Court, Suite 200  
Wixom, MI 48393**


**Property Type:** Industrial  
**Available SF:** 13,754  
**Land Size (Acres):** 1.53  
**Market:** SE Michigan  
**Submarket:** SW Oakland  
**County:** Oakland

**Availability Details**

<b>Available SF:</b>	13,754	<b>Transaction Type:</b>	Sublease
<b>Industrial SF:</b>	5,919	<b>Asking Lease Rate:</b>	\$12.92 Per SF Mod Gross
<b>Office SF:</b>	7,835		

**Comments**

**Availability Comments:** 13,754 SF Suite as part of a 21,455 square feet corporate image flex building. New building façade. Building and monument signage. Great glassline. One truckwell and one grade level door. High end office finishes with flexible layout. Office area can be reduced from 7,833 SF to 6,335 SF. Available March 1. The current sublease lease rates are \$12.92 MG from March 1, 2024 to January 31, 2025 and \$13.25 MG from February 1, 2025 to January 31, 2026. Ability to lease for longer than the sublet term. Any terms beyond the sublet term are yet to be determined.

**Building & Construction Details**

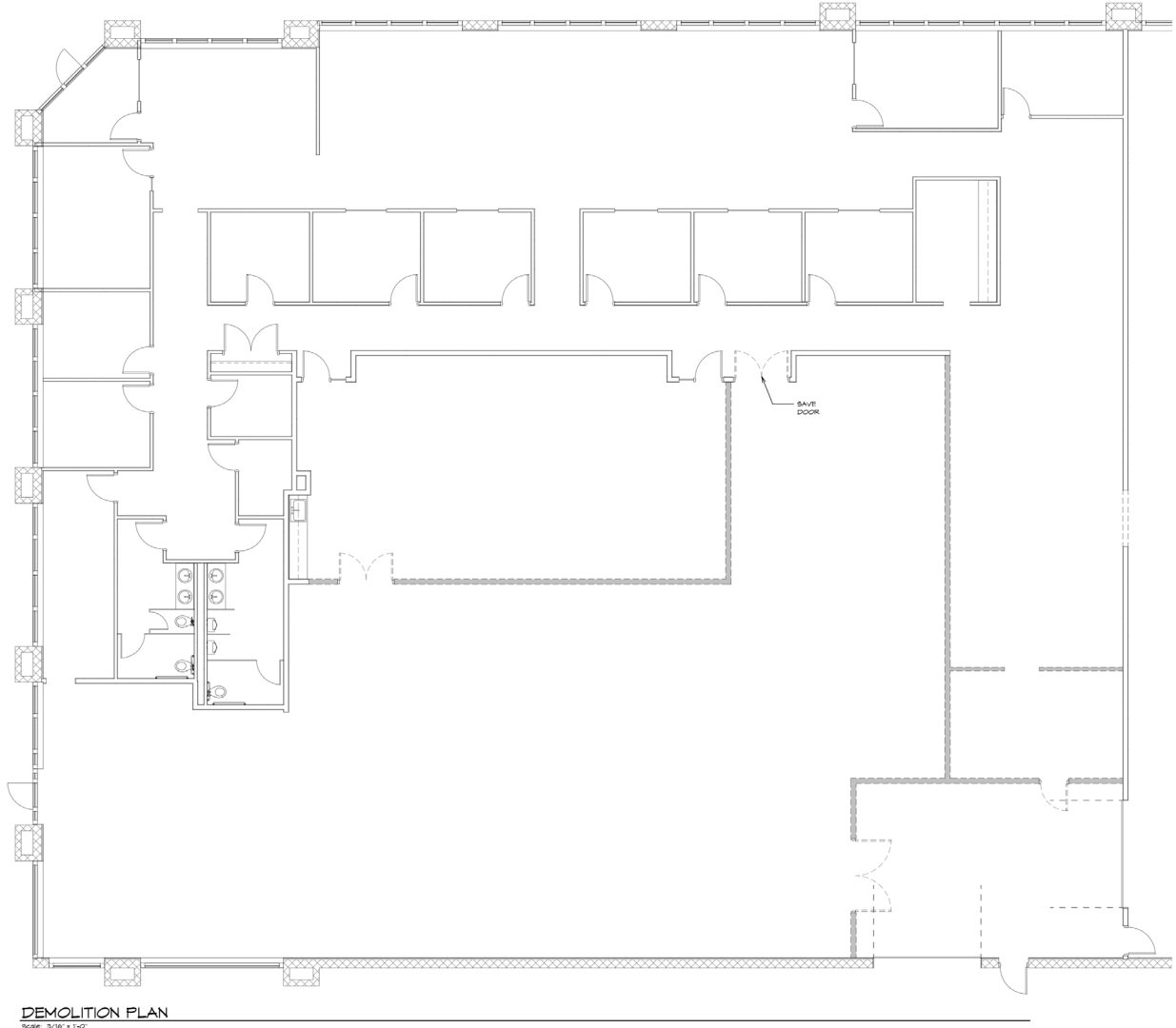
<b>Construction Status:</b>	Existing	<b>Year Built:</b>	2006	<b>Roof Type:</b>	Membrane
<b>Building Class:</b>	B	<b>Year Refurbished:</b>	2017	<b>Lighting:</b>	Fluorecent
<b>Spec/BTS:</b>		<b>Floors:</b>	1	<b>Floor Type:</b>	Reinforced Concrete
<b>Primary Use:</b>	Office/Flex	<b>Multi-Tenant:</b>	Yes	<b>Sprinkler:</b>	Yes
<b>Secondary Use:</b>	Warehouse	<b>Construction Type:</b>	Masonry/Steel	<b>Security:</b>	Yes
<b>Flex:</b>	Yes	<b>Exterior Type:</b>	Concrete/Block	<b>Restrooms:</b>	3
<b># of Buildings:</b>	1	<b>Heat:</b>	Radiant/Rooftop		
<b>Signage:</b>	Yes	<b>AC:</b>	Rooftop		

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## SUITE 200 EXISTING LAYOUT



13,754 SF  
7,835 SF of Office

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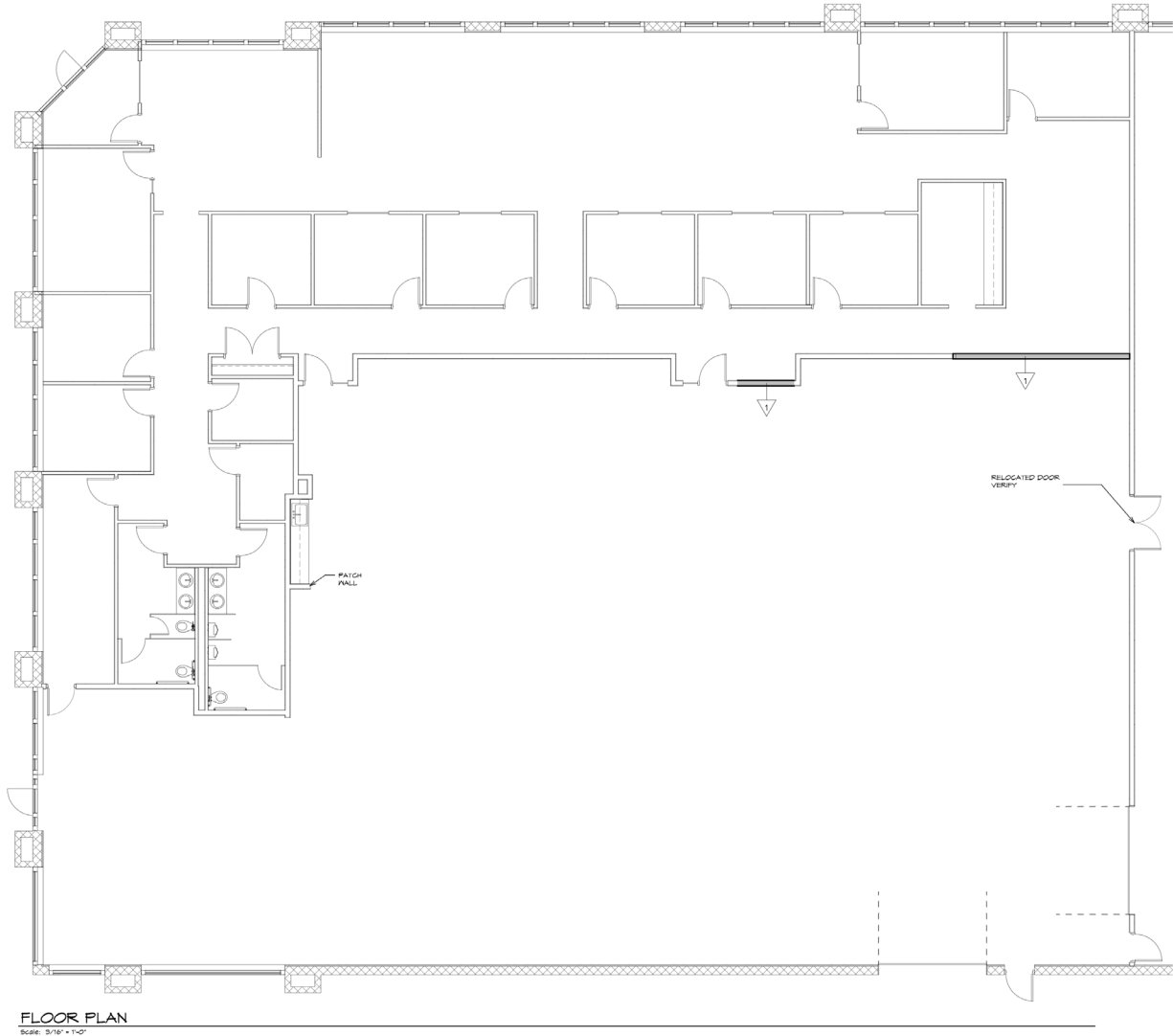
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## SUITE 200 POTENTIAL LAYOUT



FLOOR PLAN  
Scale: 3/16" = 1'-0"

13,754 SF  
6,335 SF of Office

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## Clearance, Dock & Door

<b>Ceiling Height:</b>	20'0"	<b># GL/DID:</b>	2	<b># Int. Docks:</b>	2
<b>Bay/Column Size(WxD):</b>	60'0" - 80'0"	<b>GL/DID Dim.(HxW):</b>		<b># Int. Levelers:</b>	2
<b>Column Spacing:</b>	60'	<b># DH/Truck-Level Doors:</b>		<b># Ext. Docks:</b>	
		<b># Rail Doors:</b>		<b># Ext. Levelers:</b>	
		<b>Total Doors:</b>	4	<b>Cross-docked:</b>	No

**Loading & Door Comments:** Two exterior truckwells with levelers in common loading area with two overhead doors.

## Parking

<b># Spaces:</b>	56	<b># Covered Spaces:</b>		<b># Uncovered Spaces:</b>	
<b>Parking Ratio:</b>		<b>Monthly Rate:</b>		<b>Monthly Rate (\$):</b>	

**Parking Comments:**

## Site

<b>Land Size (Acres):</b>	1.53	<b>Lot Dimensions (LxW):</b>		<b>Zoning:</b>	M-1
<b>Land SF:</b>	66,647	<b>Floodplain:</b>		<b>Site Condition/Quality:</b>	
<b>Land Usable Acres:</b>		<b>Density:</b>		<b>Topography:</b>	
<b>Land Usable SF:</b>		<b>Permitted FAR:</b>		<b>Site Shape:</b>	
<b>Max Contiguous SF:</b>		<b>Development Capacity:</b>		<b>Access:</b>	I-96 / Beck Road
<b>Max Contiguous Acres:</b>		<b>Yard Type:</b>		<b>Visibility:</b>	Beck Road
<b>Permitted SF:</b>		<b>Yard SF:</b>		<b>Frontage:</b>	
<b>Buildable SF:</b>					

**Additional Site/Parcel Information Comments:** Parcel Identification Number: 22-09-302-002

**Frontage Traffic Count Comments:**

## Utilities

<b>Gas:</b>	Natural	<b>Power:</b>		<b>Phone:</b>	Available
<b>Water:</b>	City	<b>Amps:</b>	400	<b>Cable:</b>	Available
<b>Sewer:</b>	City	<b>Volts:</b>	120/208	<b>Broadband:</b>	Available
		<b>Phase:</b>	3	<b>Broadband Supplier:</b>	
		<b>Power Supplier:</b>	DTE Energy		

**Utilities Comments:**

## Contacts for this Availability

Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates of MI	Scott Lyons	248.567.8002	<a href="mailto:scott.lyons@lee-associates.com">scott.lyons@lee-associates.com</a>
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