

FOR LEASE >

# INDUSTRIAL AVAILABILITY

35 CORPORATE DRIVE | AUBURN HILLS, MICHIGAN



## EXCELLENT WAREHOUSE FACILITY

### > PROPERTY HIGHLIGHTS

- 79,000 Square Feet
- 2,000 Square Feet of Office Space
- 24' Clear Ceiling Height
- Four Exterior Truckwells
- 20-Ton Crane Footings
- T-5 Energy Efficient Lighting
- Located in the Opdyke Industrial Park – One Mile South of M-59
- Available November 1, 2020

#### COLLIERS INTERNATIONAL

2 Corporate Drive | Suite 300  
Southfield, Michigan 48076

#### For More Information Call:

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## > BUILDING SPECS

Gross Square Feet:	79,000
Office Square Feet:	2,000
Warehouse Square Feet:	77,000
Acres:	In Common
Year Built/Renovated:	1995
Ceiling Height:	24' Clear
Construction:	Block/Steel
Bay Sizes:	50'
Doors:	12' x 14'
Docks:	Four Exterior
Cranes:	20 Ton Footings
Fixtures:	T-5 Energy Efficient
Power:	2,000A/480V Panel (To Be Verified by Tenant)
Heating:	Gas Unit
Buss Duct:	No
Sprinklers:	Yes
Railroad:	No
Parking:	189 Spaces
Zoning:	Light Industrial



## > FINANCIALS

Lease Rate:	\$6.75/SF NNN
Real Estate Taxes PSF:	<u>2019</u> \$0.82 (Est.)
Total CAM PSF:	\$1.48 (Est.)

## > HIGHLIGHTS

- Available November 1, 2020
- Four Exterior Truckwells
- One 12' x 14' Door
- 20-Ton Crane Footings
- T-5 Energy Efficient Lighting
- Located in the Opdyke Industrial Park – One Mile South of M-59

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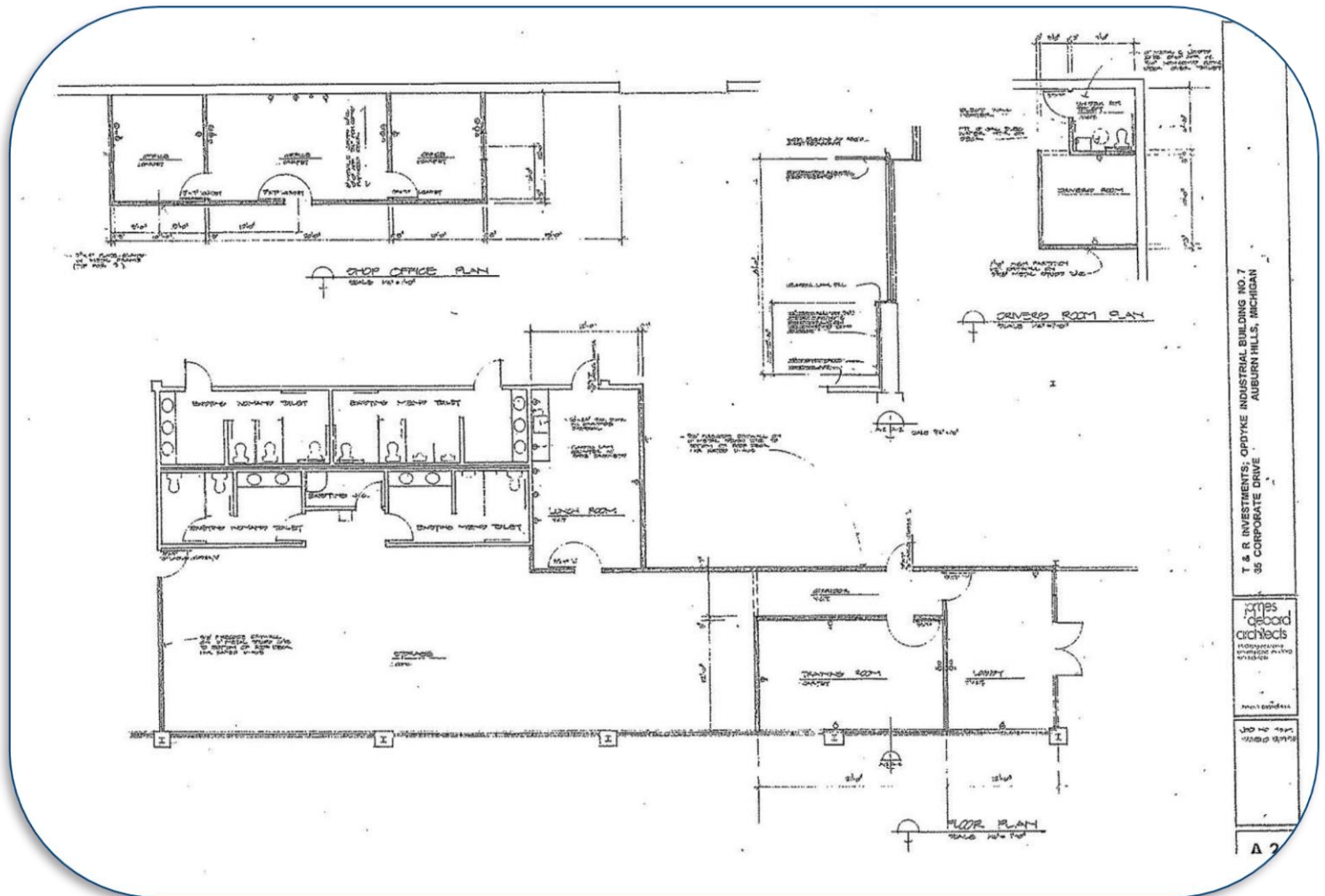
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## > FLOOR PLAN



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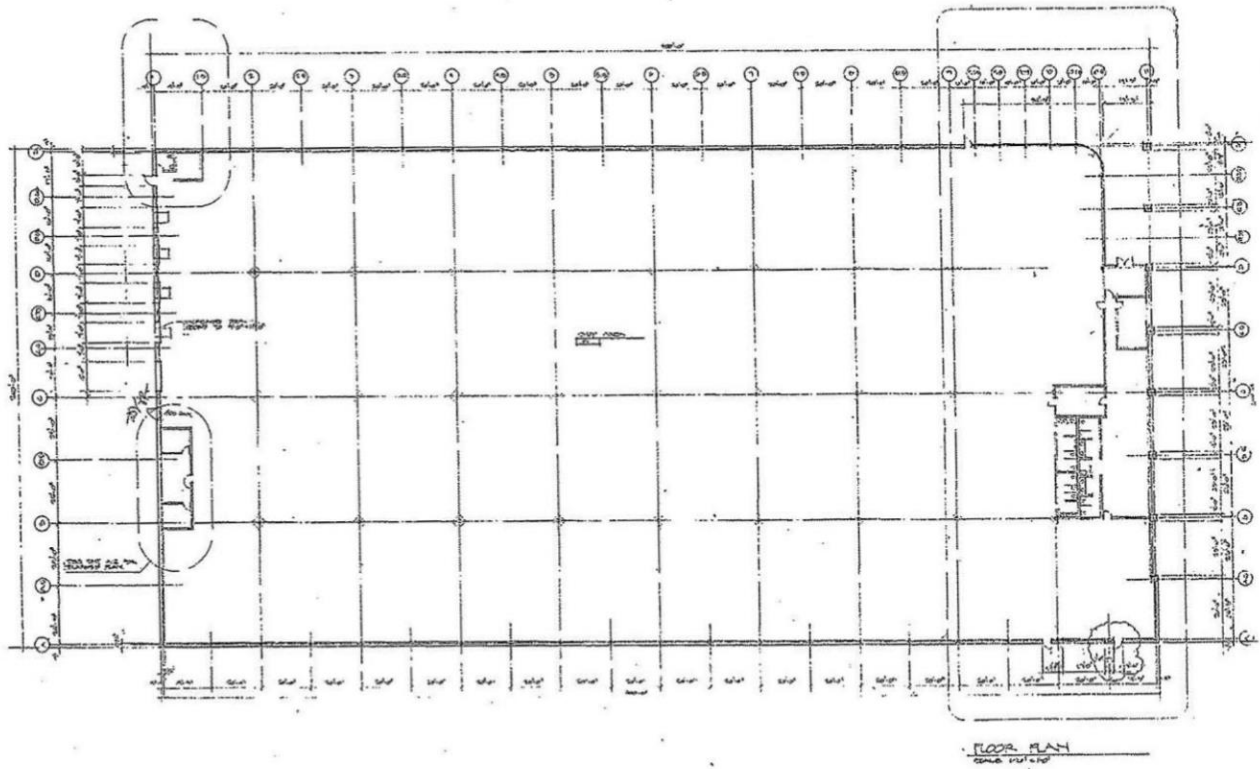
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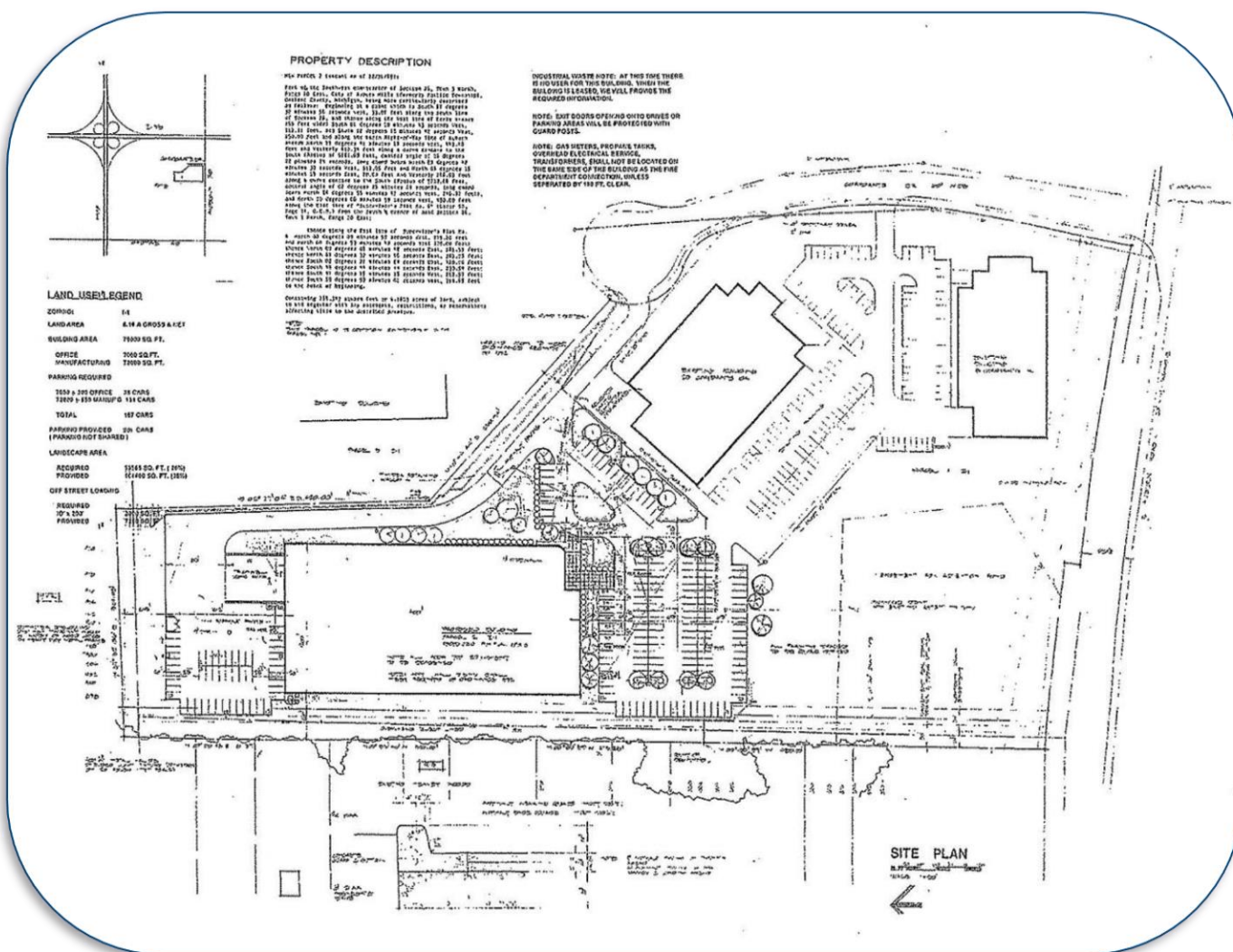
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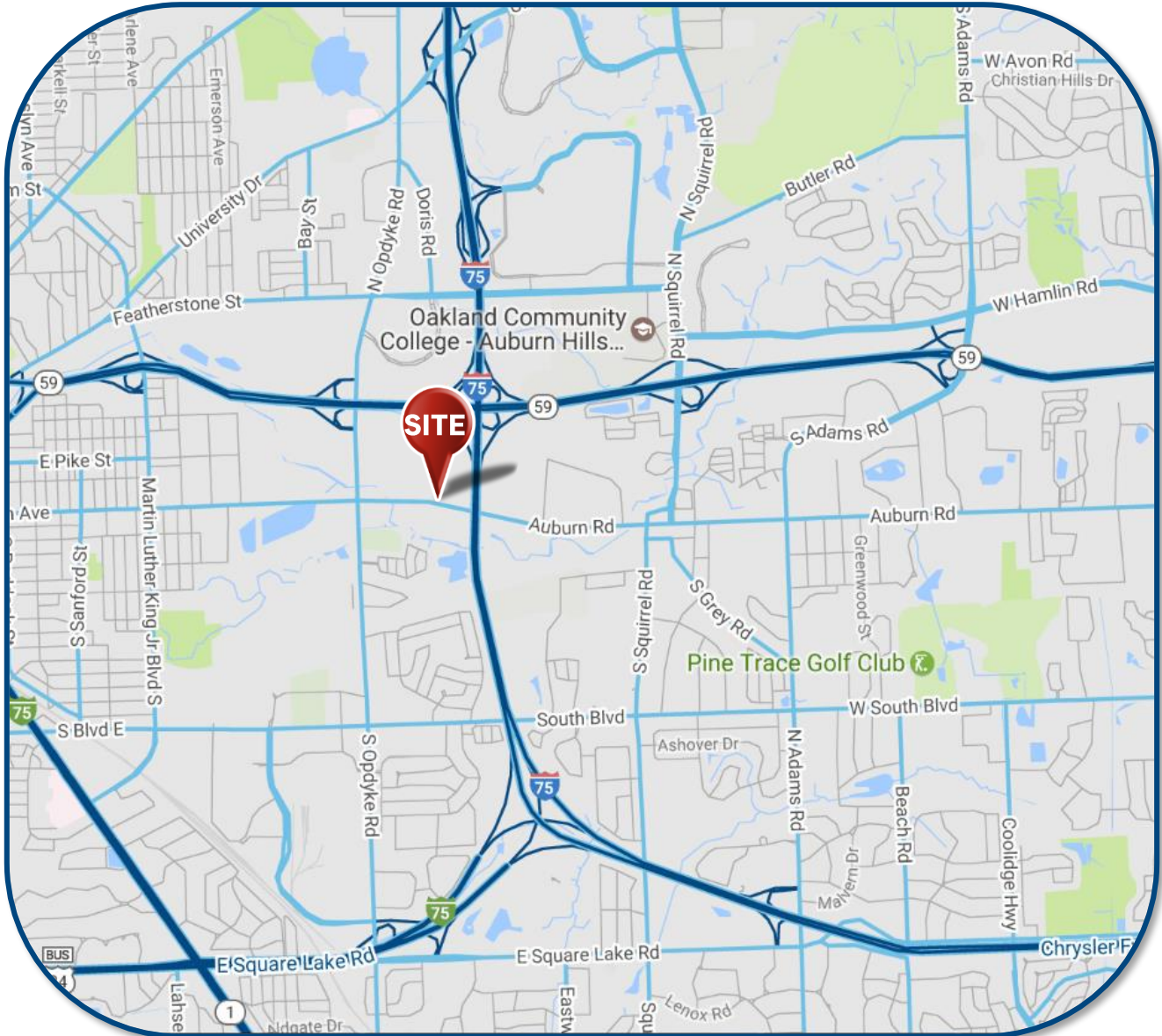
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## > LOCATION MAP



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