

# FOR SALE OR LEASE

PLAY



3D



VIRTUAL TOURS

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**985 W. ENTRANCE DR, AUBURN HILLS, MI**  
**[www.985Entrance.com](http://www.985Entrance.com)**

## SALE HIGHLIGHTS

- Capital improvements underway (2021)
- 53,898 sf three-story r&d flex building
- Zoned Technology & Research - flexible use
- 4.7 acre site electronically gated

## BUILDING AMENITIES

- Situated in a corporate business park with both campus-like and park-like settings
- Multiple fiber lines
- Truck well opens into 18,000 sf of tech space
- 9,800 sf data center with raised floor
- Heavy, dual power feeds into building
- Large open floor plates with abundance of windows
- Two-story glass atrium
- Close proximity to M-59 and I-75
- Lease Rate: 1st Yr \$7.95 psf; \$15.95 psf  
\$.50 annual increases; gross + utilities



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# PROPERTY OVERVIEW

## 985 W. Entrance Dr, Auburn Hills, Michigan

### GENERAL DESCRIPTION

**Address:** 985 W. Entrance Dr Auburn Hills, MI

**Year Built/Renovated:** 1985/ 2021 (renovations currently underway)

**Number of Floors:** Three

**Rentable Square Feet (RSF):** 53,989

**Type:** Class B Flex Building

### BUILDING DETAIL

**Use:** R&D, Data Center, Office, Medical Office

**Elevator:** One hydraulic passenger elevator

|                            |             |        |
|----------------------------|-------------|--------|
| <b>Floor Plates (RSF):</b> | 1st Floor - | 18,467 |
|                            | 2nd Floor - | 18,030 |
|                            | 3rd Floor - | 17,401 |

**Ceiling Heights:** 12' 4"

**Security:** After hours access is controlled by an electronic security system at the main entry of the building. Interior security cameras. Entire site is electronically gated.

**Restrooms:** Each floor contains handicap accessible restrooms

**Power:** Heavy dual power feeds into building

**Fiber Lines:** access to multiple fiber lines

### SITE INFORMATION

**Site Area:** 4.7 Acres

**Zoning:** T&R Technology & Research

**Parking Spaces:** 215 (3.99/1,000)

**Access:** M-59 & 1-75 via Hamlin Rd

**Truck Well:** One full truck well and dock

**Corporate Neighbors:** Comerica, Volkswagon, Faurecia Chrysler, BorgWarner, FANUC

**Lease Rate:** 1st Yr: \$7.95 psf; 2nd Yr \$15.95; gross plus utilities; \$.50 psf annual increases; 66 month term

**Data Center:** 9,800 sf data center with raised floor and access to multiple fiber lines

**Tech Space:** Truck well opens into 18,000 sf of tech space

**HVAC:** Multiple HVAC systems

# PICTURES

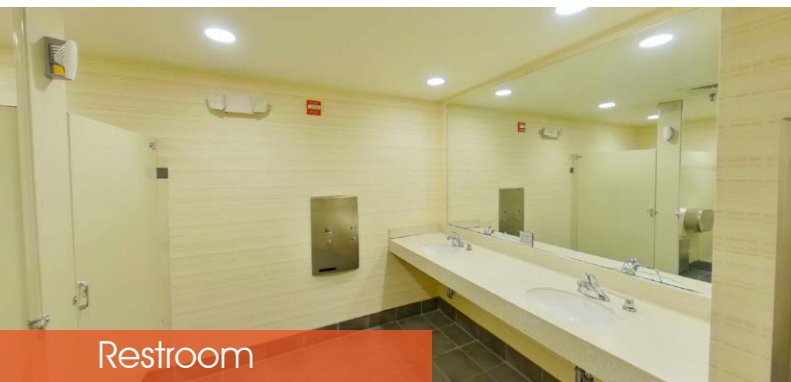
985 W. Entrance Dr, Auburn Hills, Michigan



Lobby



Lobby



Restroom



Kitchen



Showroom



3rd Floor



2-Story Glass Atrium



Executive Office





# PICTURES

985 W. Entrance Dr, Auburn Hills, Michigan



Corner Office



Office



1st Floor



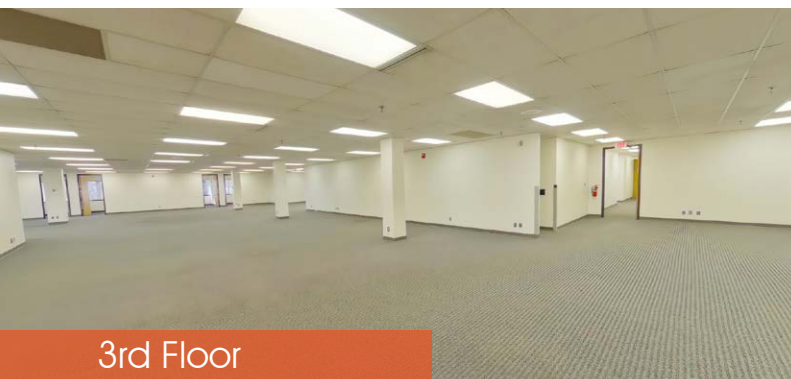
1st Floor



2nd Floor



2nd Floor



3rd Floor



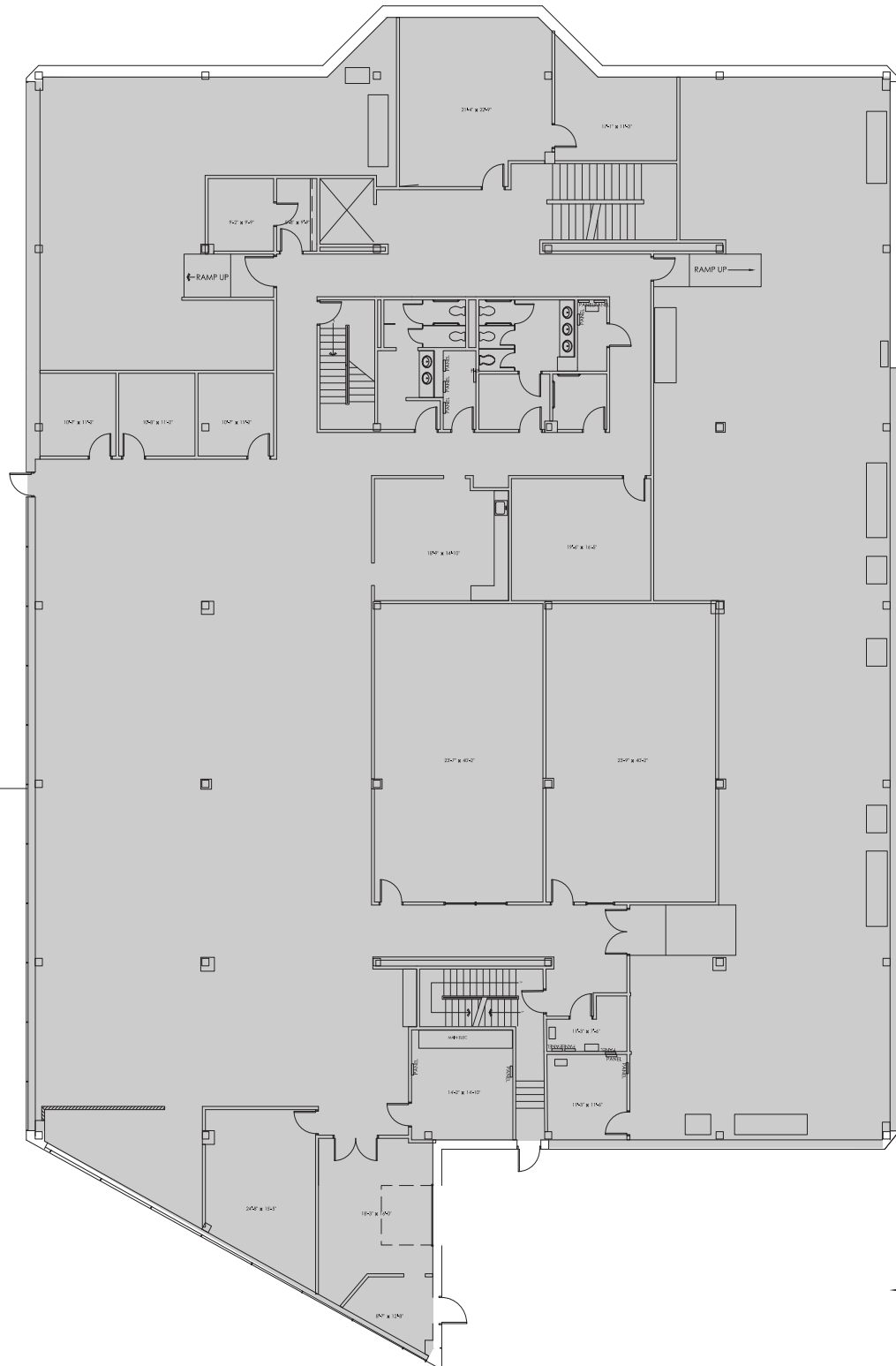
3rd Floor



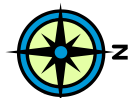
# FIRST FLOOR

985 W. Entrance Dr, Auburn Hills, Michigan

AVAILABLE  
1ST FLOOR  
18,467 RSF



dwg

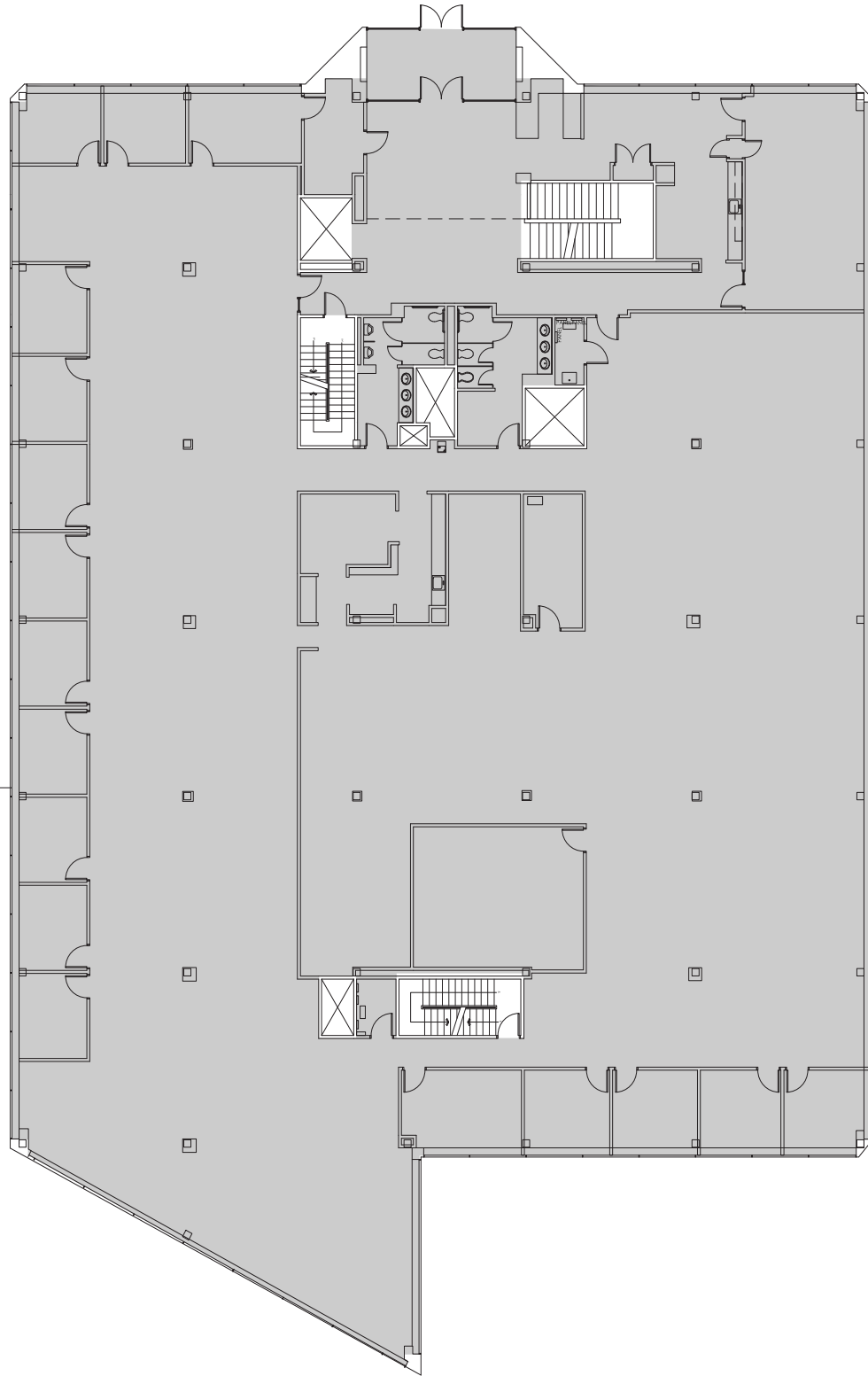




# SECOND FLOOR

985 W. Entrance Dr, Auburn Hills, Michigan

AVAILABLE  
2ND FLOOR  
18,030 RSF



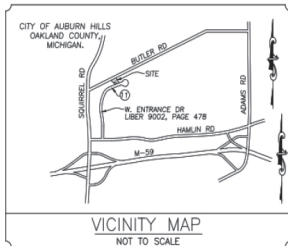
## THIRD FLOOR

**985 W. Entrance Dr, Auburn Hills, Michigan**

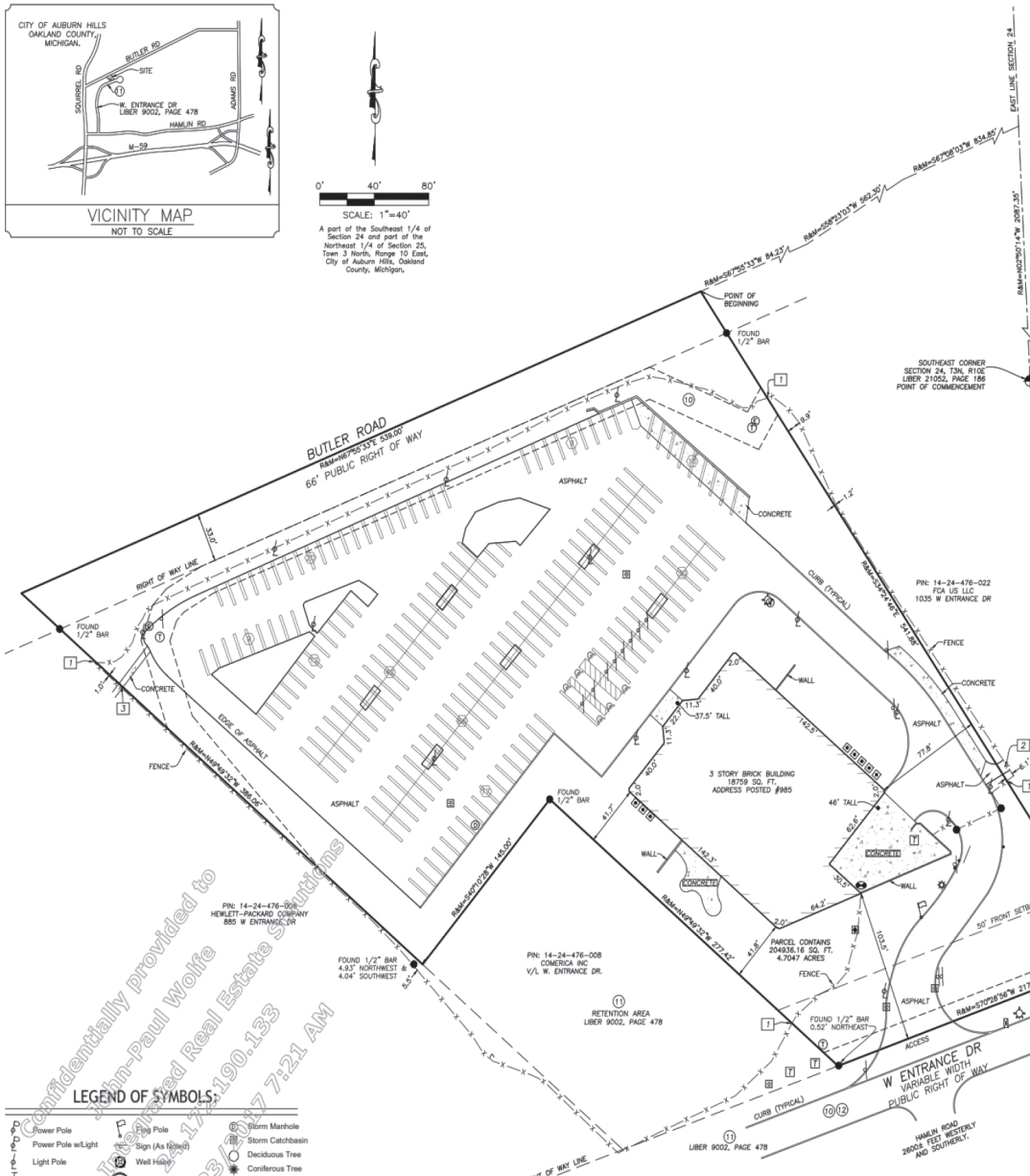


# SURVEY

## 985 W. Entrance Dr, Auburn Hills, Michigan



A part of the Southwest 1/4 of Section 24 and part of the Northeast 1/4 of Section 25, Town 3 North, Range 10 East, City of Auburn Hills, Oakland County, Michigan.



### General Survey Notes:

- This survey was made in accordance with laws and/or Minimum Standards of the State of Michigan.
- The basis of bearing for this survey is East line Section 24, as shown herein.
- The property described herein is the same as the property described in First American Title Insurance Company Commitment No. NCS-705007-002 with an effective date of September 14, 2015 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted herein or otherwise noted as to their effect on the subject property.
- Said described property is located within an area having a Zone Designation "I" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 26120C0389F, with a date of identification of September 28, 2009, for Community No. 260261, in Oakland County, State of Michigan, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- The Property has direct access to W. Entrance Drive, a dedicated public street or highway.
- The total number of striped parking spaces on the subject property is 215, including 6 designated handicap spaces.
- There is no observed evidence of current earth moving work, building construction or building additions [except as shown or noted herein].
- There are no proposed changes in street right of way lines, according to Oakland County Road Commission. There is no observed evidence of recent street or sidewalk construction or repairs [except as shown or noted herein].
- There is no observed evidence of site use as a solid waste dump, pump or sanitary landfill [except as shown or noted herein].
- Utility Note: The utilities shown have been located from above ground evidence and existing drawings (as provided). The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, with service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
- No apparent wetlands are located on the subject property according to the U.S. Fish and Wildlife Service National Wetlands Inventory located at [www.fws.gov/wetlands](http://www.fws.gov/wetlands).
- The building height, shown herein, was measured between the highest point of the building and the finished floor elevation in the approximate location as depicted on the drawing.

### SCHEDULE B-2 EASEMENT NOTES

- The terms, provisions and easement(s) contained in the document entitled "Deed" recorded June 5, 1985 as Liber 9002, Page 468 of Official Records, this does affect this parcel and is shown herein.
- The terms, provisions and easement(s) contained in the document entitled "Grant of Easements" recorded June 5, 1985 as Liber 9002, Page 478 of Official Records, the Storm Drainage & Retention Pond does affect this parcel and is shown herein. West Entrance Drive does benefit this parcel and is shown herein. Proposed 20 foot Sanitary Sewer Easement and Proposed 20 foot Drainage Easements do benefit this parcel and are not shown herein.
- Building and use restrictions and other terms covenants and conditions, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c), disclosed by instruments recorded in Liber 9128, Page 828 as amended in Liber 9231, Page 103 and Liber 9245, Page 710, this does affect this parcel however does not describe any plottable easements and therefore is not shown herein.
- Communication Tower Agreement and the terms and conditions thereof between Kiro-Auburn Hills Limited Partnership, a Michigan limited partnership and Comerica Properties Corporation, a Michigan corporation, dated January 30, 1986, recorded February 5, 1986 in Liber 9249, Page 286, Oakland County Records, this does affect this parcel however does not describe any plottable easements and therefore is not shown herein.
- The terms, provisions and easement(s) contained in the document entitled "Communications Easement Agreement" recorded December 7, 2003 as Liber 36733, Page 270 of Official Records, this does affect this parcel and is shown herein.
- The terms, provisions and easement(s) contained in the document entitled "Quit Claim Conveyance of Easements, Right-of-Way and Sanitary Sewer System Facilities and Improvements" recorded February 28, 2013 as Liber 49433, Page 1 of Official Records, this does affect this parcel however does not describe any plottable easements and therefore is not shown herein.

### ZONING INFORMATION

Zoning District: "T&R" Technology and Research District

Setbacks:  
Front: from Public Right-of-Way: 50 Feet with a 25 Foot landscaped greenbelt  
Front / Side / Rear: Buildings 4 stories or taller shall provide a minimum front, side, and rear setback equal to the height of the building.

Existing Building Height at highest point: 30-46 Feet / 1 to 3 Stories (Per Survey)  
Maximum Building Height: permitted: Any building over 4 stories shall require the approval of the City Council in accordance with Section 1818

Building Site Area Requirements: Minimum Landscaped Area: 20% (Existing: Per review of Aerial Photo and Survey, the Landscaped Area exceeds 20%)

Existing Square Footage of building(s): 43,599 Square Feet (Per Survey)  
Building Density Formula: None Specified

Zoning Source: PZR Report, C3 Auburn Hills, 985 and 1080 West Entrance Drive, Auburn Hills, Michigan.

### LIST OF POSSIBLE ENCROACHMENTS

The following list of encroachments is only the opinion of this surveyor and should not be interpreted as complete listing.

- FENCE CROSSES OVER PROPERTY LINE AS SHOWN
- ASPHALT CROSSES OVER PROPERTY LINE AS SHOWN
- CONCRETE CROSSES OVER PROPERTY LINE AS SHOWN

### LEGEND OF SYMBOLS:

- |                       |                               |                     |
|-----------------------|-------------------------------|---------------------|
| Power Pole            | Fire Hydrant                  | Storm Manhole       |
| Power Pole w/ Light   | Water Manhole                 | Storm Catchbasin    |
| Light Pole            | Water Meter Pit               | Deciduous Tree      |
| Telephone Pole        | Water Meter                   | Coniferous Tree     |
| Guy Wire              | Indicates Handicapped Parking | Sanitary Manhole    |
| Transformer           | Parking                       | Sanitary Clean Out  |
| Tower                 |                               | Gas Valve           |
| Electric Manhole      |                               | Gas Meter           |
| Telephone Manhole     |                               | Gas Marker          |
| Telephone Pedestal    |                               | Section Corner      |
| Electric Meter        |                               | Set 5/8" BAC #51489 |
| Cable Box             |                               | Fd. Property Corner |
| Air Conditioner Unit  |                               | Monitoring Well     |
| Easement Identifier   |                               |                     |
| Distance not to scale |                               |                     |

### ABBREVIATIONS:

|                |                       |                     |
|----------------|-----------------------|---------------------|
| R = RECORDED   | T3N = TOWN 3 NORTH    | AVE. = AVENUE       |
| M = MEASURED   | R1E = RANGE 10 EAST   | BLVD. = BOULEVARD   |
| C = CALCULATED | SQ. FT. = SQUARE FEET | CT. = COURT         |
| N = NORTH      | NE = NORTHEAST        | RD. = ROAD          |
| E = EAST       | SE = SOUTHEAST        | ST. = STREET        |
| S = SOUTH      | SW = SOUTHWEST        | ID = IDENTIFICATION |
| W = WEST       | NW = NORTHWEST        |                     |