



## Hi-Tech For Lease

**Property Name:** Meadowbrook Technical Center  
**Location:** 1900-1910 Opdyke Court, Unit: #1900  
**City, State:** Auburn Hills, MI  
**Cross Streets:** Opdyke Road & University Drive  
**County:** Oakland  
**Zoning:** T & R

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	40,000	Available Shop Sq. Ft.:	4,500	Office Dim:	N/A
Available Sq. Ft.:	14,300	Available Office Sq. Ft.:	9,800	Shop Dim:	N/A
PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	1989
Clear Height:	16'11"	Rail:	No	Sprinklers:	Yes
Grade Level Door(s):	1: 12 x 12	Security:	Yes	Signage:	N/A
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Block/Metal	Lighting:	LED	Roof:	Rubber
Structural System:	Steel	Bay Sizes:	40' x 42'	Floors:	6"
Air-Conditioning:	Roof Top	Restrooms:	N/A	Floor Drains:	No
Heating:	Gas Unit	Cranes:	No	Acreage:	N/A
Availability:	30-60 Days	Parking:	Ample	Land Dimensions:	N/A
Power (Amps/Volts):	800 Amps, 277/480 Volts				

### PRICING INFORMATION

Lease Rate:	\$9.95	Mthly Rate:	\$11,857.08/mo	TD:	N/A
Lease Type:	NNN	Taxes:	\$23,881.00 (2023)	Deposit:	2 Months
Lease Term:	5-7 Year(s)	Parcel #:	14-14-326-022	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A

**Tenant Responsibility:** CAM + Insurance is \$0.99/sq. ft. or \$1,179.75/month, or \$14,157/year.

### COMMENTS

Outstanding I-75 visibility and access. Great floor plan, fully air-conditioned. Will remodel to suit. Contemporary finishes.



**Broker:** SIGNATURE ASSOCIATES

#### Agent(s):

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