



Hi-Tech For Lease

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

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 40,000
Available Sq. Ft.: 25,700

Building Type: Built
Available Shop Sq. Ft.: 13,117
Available Office Sq. Ft.: 12,583

Mezzanine: N/A
Office Dim: N/A
Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 16'6"
Grade Level Door(s): 1: 12 x 14
Truckwells or Docks: 0
Exterior Construction: N/A
Structural System: Steel
Air-Conditioning: Roof Top
Heating: Gas Forced Air
Availability: Immediately
Power (Amps/Volts): 2500 Amps, 277/480 Volts

Multi-Tenant: Yes
Rail: No
Security: Yes
Interior: N/A
Lighting: LED
Bay Sizes: 40' x 42'
Restrooms: Yes
Cranes: No
Parking: 100, 100+

Year Built: 1989
Sprinklers: Yes
Signage: Facing I-75
Exterior: N/A
Roof: Flat-Rubber
Floors: 6" Reinforced
Floor Drains: Yes
Acreage: N/A
Land Dimensions: N/A

PRICING INFORMATION

Lease Rate: \$9.95
Lease Type: NNN
Lease Term: 5 Year(s)

Mthly Rate: \$21,309.58/mo
Taxes: N/A
Parcel #: 14-14-326-022
Imprv Allow: N/A

TD: N/A
Deposit: 2 Months
Assessor #: N/A
Options: N/A

Tenant Responsibility: NNN Expenses for 2024/25 are \$2.34/SF or \$5,012/Month

COMMENTS

Outstanding I-75 visibility and access. Fully air-conditioned. Hydraulic scissor lift at overhead door.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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