



Industrial For Lease

Property Name:

Location: 2181 E. Walton Boulevard, Unit: 2nd FL

City, State: Auburn Hills, MI

Cross Streets: Lapeer Road

County: Oakland

Zoning: I-1

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 24,500

Available Sq. Ft.: 2,250

Building Type:

Built

Available Shop Sq. Ft.: 0

Available Office Sq. Ft.: 2,250

Mezzanine: N/A

Office Dim: N/A

Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 9'

Grade Level Door(s): 0

Truckwells or Docks: 0

Exterior Construction: Block

Structural System: Steel

Air-Conditioning: HVAC

Heating: Radiant

Availability: Immediately

Power (Amps/Volts): 800 Amps, 208 Volts, 3-Phase

Multi-Tenant: Yes

Rail: No

Security: Yes

Interior: N/A

Lighting: LED

Bay Sizes: Variable

Restrooms: 6

Cranes: No

Parking: 15

Year Built: 2019

Sprinklers: Yes

Signage: Yes

Exterior: N/A

Roof: N/A

Floors: Reinforced

Floor Drains: No

Acreage: 1.435

**Land
Dimensions:** Irregular

PRICING INFORMATION

Lease Rate: \$12.00

Lease Type: G+E

Lease Term: N/A

Mthly Rate: \$2,250.00/mo

Taxes: \$32,389.93 (2024)

Parcel #: 021411353039

Imprv Allow: N/A

TD: N/A

Deposit: N/A

Assessor #: N/A

Options N/A

Tenant Responsibility: N/A

COMMENTS

- Monument and building signage available
- Private suite bathrooms
- Second floor suite totaling 2,250 sq. ft. available and ready for build-out
- Warehouse/storage space could also be made available to a tenant
- Tenant improvement allowance to be determined on a case-by-case situation
- Possible sale of entire 24,500 sq. ft. building



Broker: SIGNATURE ASSOCIATES

Agent(s):

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