



## **Industrial For Lease**

**Property Name:** 

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

City, State: Auburn Hills, MI
Cross Streets: Lapeer Road
County: Oakland

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Zoning: I-1

BUILDING SIZE / AVAILABILITY		Building Type:		Built	Mezz	zanine: N/A
Total Building Sq. Ft.:	24,500	Available Sho	p Sq. Ft.:	0	Offic	e Dim: N/A
Available Sq. Ft.:	2,250	Available Offic	ce Sq. Ft.:	2,250	Shop	Dim: N/A
PROPERTY INFORMATION		Multi-Tenant:	Yes		Year Built:	2019
Clear Height:	9'	Rail:	No		Sprinklers:	Yes
Grade Level Door(s):	0	Security:	Yes		Signage:	Yes
Truckwells or Docks:	0	Interior:	N/A		Exterior:	N/A
<b>Exterior Construction:</b>	Block	Lighting:	LED		Roof:	N/A
Structural System:	Steel	Bay Sizes:	Variable		Floors:	Reinforced
Air-Conditioning:	HVAC	Restrooms:	6		Floor Drains:	No
Heating:	Radiant	Cranes:	No		Acreage:	1.435

Availability: Immediately Parking: 15 Land

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

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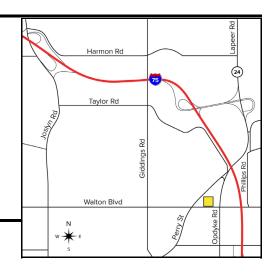
## PRICING INFORMATION

Lease Rate: \$12.00 Mthly Rate: \$2,250.00/mo TD: N/A Lease Type: G+E Taxes: \$32,389.93 (2024) Deposit: N/A Lease Term: N/A Parcel #: 021411353039 Assessor #: N/A Imprv Allow: 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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