



## Industrial For Lease

**Property Name:**

**Location:** 1465 Pacific Drive

**City, State:** Auburn Hills, MI

**Cross Streets:** Joslyn Rd./I-75

**County:** Oakland

**Zoning:** Lt Industrial

### BUILDING SIZE / AVAILABILITY

**Total Building Sq. Ft.:** 47,728

**Available Sq. Ft.:** 47,728

**Building Type:** Built

**Available Shop Sq. Ft.:** 42,848

**Available Office Sq. Ft.:** 4,880

**Mezzanine:** N/A

**Office Dim:** N/A

**Shop Dim:** N/A

### PROPERTY INFORMATION

**Clear Height:** 28' - 30'

**Grade Level Door(s):** 1

**Truckwells or Docks:** 2

**Exterior Construction:** Block

**Structural System:** Steel

**Air-Conditioning:** Possible

**Heating:** Gas

**Availability:** 120 Days

**Power (Amps/Volts):** 1000 Amps, 480 Volts

**Freestanding:** Yes

**Rail:** No

**Security:** No

**Interior:** No

**Lighting:** LED

**Bay Sizes:** 51'6" x 46'3"

**Restrooms:** Yes

**Cranes:** Yes, Possible

**Parking:** 104

**Year Built:** 2026

**Sprinklers:** Yes

**Signage:** N/A

**Exterior:** Yes

**Roof:** Rubber

**Floors:** 8"

**Floor Drains:** No

**Acreage:** 3.701

**Land Dimensions:** Irregular

### PRICING INFORMATION

**Lease Rate:** \$11.95

**Lease Type:** NNN

**Lease Term:** 10-15 Year(s)

**Mthly Rate:** \$47,529.13/mo

**Taxes:** \$30,087.94 (2024/25)

**Parcel #:** 14-03-351-009

**Imprv Allow:** N/A

**TD:** N/A

**Deposit:** N/A

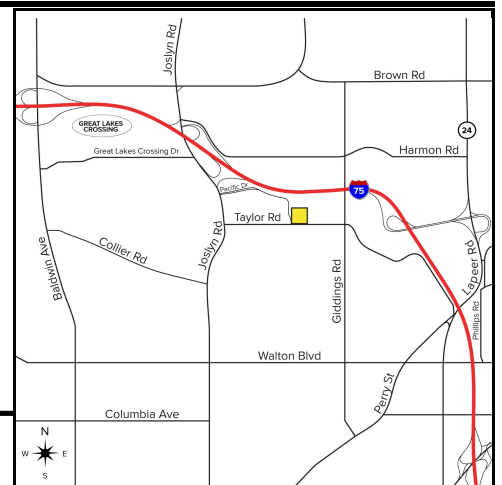
**Assessor #:** N/A

**Options:** N/A

**Tenant Responsibility:** N/A

### COMMENTS

- ESFR fire suppression
- Offices to suit
- Cranes footings
- Ready to be finished to suit
- Main road exposure on Taylor Road



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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