



Industrial For Sublease

Property Name: Orion Commerce Center I
Location: 315 Silverbell Road, Unit: #170
City, State: Orion Twp., MI
Cross Streets: W. of M-24
County: Oakland
Zoning: Industrial

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	247,936	Available Shop Sq. Ft.:	38,197	Office Dim:	N/A
Available Sq. Ft.:	40,928	Available Office Sq. Ft.:	2,731	Shop Dim:	N/A
PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	2005
Clear Height:	29'	Rail:	No	Sprinklers:	ESFR
Grade Level Door(s):	1: 13 x 14	Security:	Yes	Signage:	Yes
Truckwells or Docks:	8	Interior:	No	Exterior:	No
Exterior Construction:	Precast	Lighting:	LED	Roof:	EPDM
Structural System:	Steel	Bay Sizes:	52 x 50, 52 x 61	Floors:	8"
Air-Conditioning:	Office	Restrooms:	M & W	Floor Drains:	No
Heating:	Radiant	Cranes:	No	Acreage:	58.000
Availability:	Immediately	Parking:	40	Land Dimensions:	N/A
Power (Amps/Volts):	200 Amps, 480 Volts				
PRICING INFORMATION					
Lease Rate:	\$7.75	Mthly Rate:	\$26,432.00/mo	TD:	N/A
Lease Type:	NNN	Taxes:	N/A	Deposit:	2 Months
Lease Term:	5-10 Year(s)	Parcel #:	09-35-100-020	Assessor #:	N/A
Sublease Term:	thru 7/31/2026	Imprv Allow:	N/A	Options	N/A
Tenant Responsibility:	2025 Estimated NNN Expenses: \$2.15/sq. ft.				

COMMENTS

Class A distribution/manufacturing building in the I-75 corridor. Great access to I-75. Adjacent to GM Lake Orion Plant. ESFR fire suppression.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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