

SIGNATURE ASSOCIATES
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Industrial For Lease

Property Name:
Location: 9650 Dixie Highway
City, State: Clarkston, MI
Cross Streets: Davisburg Road
County: Oakland
Zoning: M-1

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	11,632	**Building Type:**	Built	**Mezzanine:**	N/A
Available Sq. Ft.:	11,632	**Available Shop Sq. Ft.:**	11,030	**Office Dim:**	N/A
		Available Office Sq. Ft.:	602	**Shop Dim:**	N/A

PROPERTY INFORMATION

Clear Height:	16' - 18'	**Freestanding:**	Yes	**Year Built:**	1975
Grade Level Door(s):	2: 12 x 14	**Rail:**	No	**Sprinklers:**	No
Truckwells or Docks:	0	**Security:**	No	**Signage:**	N/A
Exterior Construction:	N/A	**Interior:**	N/A	**Exterior:**	N/A
Structural System:	N/A	**Lighting:**	N/A	**Roof:**	N/A
Air-Conditioning:	Office	**Bay Sizes:**	N/A	**Floors:**	N/A
Heating:	Yes	**Restrooms:**	Yes	**Floor Drains:**	No
Availability:	Immediately	**Cranes:**	No	**Acreage:**	9.000
Power (Amps/Volts):	Ample	**Parking:**	Ample	**Land Dimensions:**	N/A

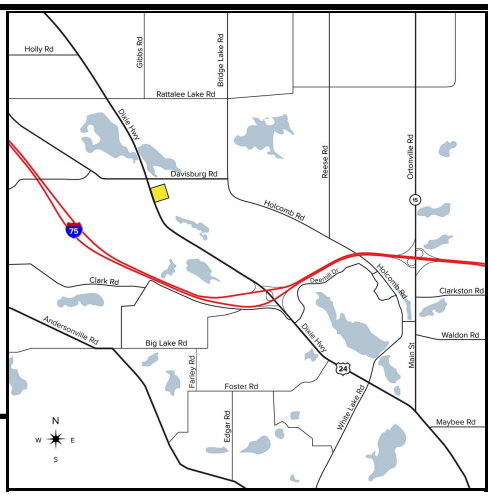
PRICING INFORMATION

Lease Rate:	$9.00	**Mthly Rate:**	N/A	**TD:**	N/A
Lease Type:	Gross	**Taxes:**	$24,094.20 (2025/26)	**Deposit:**	N/A
Lease Term:	N/A	**Parcel #:**	07-14-176-036	**Assessor #:**	N/A
		Imprv Allow:	N/A	**Options**	N/A

Tenant Responsibility: N/A

COMMENTS

11,632 sq. ft. available. On-site landlord maintenance. Frontage on Dixie Highway. 1 mile away from I-75. Great storage, warehouse, or distribution building.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):

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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.