



Industrial For Lease

Property Name: Auburn Business Park
Location: 2800 Superior Court
City, State: Auburn Hills, MI
Cross Streets: M-24 and Harmon Road
County: Oakland
Zoning: Lt. Industrial

BUILDING SIZE / AVAILABILITY

Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	100,180	Available Shop Sq. Ft.:	84,770
Available Sq. Ft.:	100,180	Available Office Sq. Ft.:	15,410
		Office Dim:	N/A
		Shop Dim:	N/A

PROPERTY INFORMATION

Freestanding:	Yes	Year Built:	2004 (Retrofit: 2016)
Clear Height:	24'	Rail:	No
Grade Level Door(s):	4: 12 x 14, 14 x 14	Security:	Yes
Truckwells or Docks:	9	Interior:	No
Exterior Construction:	N/A	Lighting:	T5
Structural System:	Steel	Bay Sizes:	50' x 50'
Air-Conditioning:	100%	Restrooms:	Yes
Heating:	GFA/Roof Mount	Cranes:	No
Availability:	10/1/2026	Parking:	200
Power (Amps/Volts):	Primary Power, 480V	Roof:	Membrane
		Floors:	6" Reinforced
		Floor Drains:	No
		Acreage:	7.440
		Land Dimensions:	N/A

PRICING INFORMATION

Lease Rate:	\$9.95	Mthly Rate:	\$83,000.00/mo	TD:	N/A
Lease Type:	NNN	Taxes:	\$129,158.81 (2025)	Deposit:	2 Months
Lease Term:	-	Parcel #:	14-02-201-004	Assessor #:	N/A
		Imprv Allow:	N/A	Options:	N/A

Tenant Responsibility: N/A

COMMENTS

100% air-conditioned. Fire protected computer room with separate cooling, 12 KVA inverter for computer back up. 400 KVA back up generator. Hydro dock levelers. 12'x14' drive through for side unload. Painted shop ceiling. Non-combustible roof and wall insulation. Automatic smoke vent skylights. Diamond polished shop floor. Truck restraints on 10'x10' truck door for automatic conveyor truck loading. Compressed air distribution.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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