

FOR LEASE ➤ INDUSTRIAL BUILDING



**45 NORTHPOINTE
LAKE ORION, MI 48359**

FEATURES

- Only single-tenant industrial building of its size available for lease in sought after Lake Orion
- Centrally located with quick access to I-75
- 50,389 SF building with:
 - Office: 5,650 SF (11%)
 - Shop: 44,7439 SF (89%)
- 23' Ceiling height
- Heavy power: 1,200a/480v 3phase
- 1- Grade level door (12' w x 14' h)
- 4- Truck wells
- Frontage on highly travelled Lapeer Road/ M-24 (34,000+ VPD)

LEASE RATE: \$ 9.50 PSF NNN



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