

Industrial Property Description

45 Northpointe Lake Orion MI, 48359



BUILDING	
CONSTRUCTION TYPE:	MASONRY
YEAR BUILT:	1996
LIGHTING:	FLUORESCENT
HEATING:	RTU
SPRINKLER:	YES
CLEAR HEIGHT:	23
ROOF:	MEMBRANE ROOF
POWER/BUSS:	1,200AMP/480V 3 PHASE
CRANES:	NONE
RAIL:	NONE
# DOCKS/TRUCKWELLS:	4
# GRADE LEVEL DOORS:	1
DOOR DIMENSIONS:	12'X14'
AIR COMPRESSOR	NONE
CONTACTS	
ALEX TOKARZ- 248-470-7957 ERIC BANKS- 248-760-2525	

PROPERTY SUMMARY	
BUILDING SF:	50,389
AVAILABLE SF:	50,389
OFFICE SF:	5,650
WAREHOUSE SF:	44,739
COUNTY:	OAKLAND
CROSS STREETS:	M-24 AND DUTTON RD
SITE	
LAND SIZE (ACRES):	3.41
PARCEL NUMBER:	09-35-401-001, 09-35-401-002
ZONING:	LI-2
GENERAL	
# PARKING SPACES:	87
ANNUAL TAXES:	\$87,605.82 (2024)
TRANSACTION INFORMATION	
LEASE RATE:	\$9.50/SF
LEASE TYPE:	NNN
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 • FRONTAGE ON HIGHLY TRAVELLED LAPEER ROAD/ M-24 (34,000+ VPD)	

