



Industrial For Lease

Property Name:

Location: 1 ATS Drive

City, State: Wixom, MI

Cross Streets: Pontiac Trail

County: Oakland

Zoning: M-1

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	117,844	Available Shop Sq. Ft.:	90,000	Office Dim:	250 x 110
Available Sq. Ft.:	117,844	Available Office Sq. Ft.:	27,844	Shop Dim:	300 x 300
PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1994 (Retrofit: 1998)
Clear Height:	26' - 40'	Rail:	No	Sprinklers:	Wet
Grade Level Door(s):	7: 12 x 16, 18 x 20	Security:	Yes	Signage:	Yes
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Masonry	Lighting:	LED	Roof:	N/A
Structural System:	Steel	Bay Sizes:	25'-75' wide	Floors:	8" Reinforced
Air-Conditioning:	Office	Restrooms:	6	Floor Drains:	No
Heating:	Air Rotation	Cranes:	Yes, 10	Acreage:	12.890
Availability:	Q3 2026	Parking:	175, Surface	Land Dimensions:	N/A
Power (Amps/Volts):	2000 Amps, 480/227 Volts, 300' Buss Ducts in each of (6) bays				

PRICING INFORMATION

Lease Rate:	\$9.75	Mthly Rate:	N/A	TD:	N/A
Lease Type:	NNN	Taxes:	\$169,396.48 (2025)	Deposit:	N/A
Lease Term:	N/A	Parcel #:	22-06-200-042	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: N/A

COMMENTS

Corporate Image manufacturing facility. Fully craned. Office updates completed in 2024. Extremely well-maintained and clean. Close proximity to I-96 Freeway. Building has (2) 5-Ton, (6) 10-Ton, and (2) 20-Ton cranes with 300' of buss ducts in each bay. It also features (6) 18'x20' and (1) 12'x16' grade level doors. 25'-31' clear under hook, 26'-40' clear height. 19 private offices, 5 conference rooms, 2 cafes, and 6 restrooms. 480/227-volt power, fire suppression, epoxy shop floors, cross exhaust ventilation, and an open-layout office with modern finishes.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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