



## 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**

<b>Total Building Sq. Ft.:</b>	117,709	<b>Building Type:</b>	Built	<b>Mezzanine:</b>	N/A
<b>Available Sq. Ft.:</b>	117,709	<b>Available Shop Sq. Ft.:</b>	90,000	<b>Office Dim:</b>	250 x 110
		<b>Available Office Sq. Ft.:</b>	27,709	<b>Shop Dim:</b>	300 x 300

**PROPERTY INFORMATION**

<b>Clear Height:</b>	26' - 40'	<b>Freestanding:</b>	Yes	<b>Year Built:</b>	1994 (Retrofit: 1998)
<b>Grade Level Door(s):</b>	7: 12 x 16, 18 x 20	<b>Rail:</b>	No	<b>Sprinklers:</b>	Wet
<b>Truckwells or Docks:</b>	0	<b>Security:</b>	Yes	<b>Signage:</b>	Yes
<b>Exterior Construction:</b>	Masonry	<b>Interior:</b>	N/A	<b>Exterior:</b>	N/A
<b>Structural System:</b>	Steel	<b>Lighting:</b>	LED	<b>Roof:</b>	N/A
<b>Air-Conditioning:</b>	Office	<b>Bay Sizes:</b>	25'-75' wide	<b>Floors:</b>	8" Reinforced
<b>Heating:</b>	Air Rotation	<b>Restrooms:</b>	6	<b>Floor Drains:</b>	No
<b>Availability:</b>	Q3 2026	<b>Cranes:</b>	Yes, 10	<b>Acreage:</b>	12.890
<b>Power (Amps/Volts):</b>	2000 Amps, 480/227 Volts, 300' Buss Ducts in each of (6) bays	<b>Parking:</b>	175, Surface	<b>Land Dimensions:</b>	N/A

**PRICING INFORMATION**

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