

2715 Paldan Drive,
Auburn Hills, MI 48326
**For Sale or Lease | 21,430 SF
With Overhead Cranes**



PROPERTY FEATURES

- **Asking Price:** \$2,200,000
- **Lease Price:** \$10.25/SF NNN
- **Size:** 21,430 SF total with a 4,000 SF finished office component.
- **Clear Height:** 28' clear with 30' building height, built for tall equipment and stacked storage.
- **Heavy Power:** 480V three-phase heavy power already in place for production use.
- **Overhead Cranes:** Four cranes in place: one 30-ton, one 10-ton, and two 5-ton.
- **Loading:** three grade-level doors for equipment and oversized material handling.
- **Location:** Prime Auburn Hills location right off I-75 and M-59.
- **Condition:** Exceptionally clean and well maintained throughout.
- **Parking:** 24 surface spaces parking for employees, trucks, and visitors.



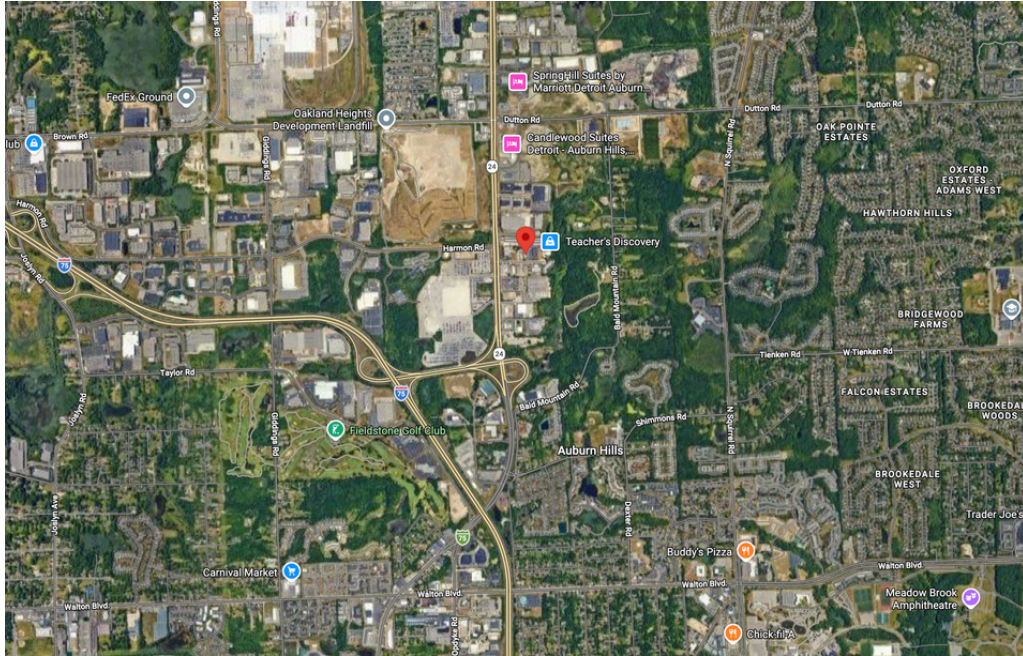
For more information, please contact:

Brock Bean
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TDG Commercial Real Estate
440 S Main St,
Rochester, MI 48307
www.TDGCommercialRE.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

Aerial



INVESTMENT SUMMARY

2715 Paldan Drive is a 21,430 SF heavy manufacturing facility in Auburn Hills, equipped with a 30-ton overhead crane, 28' clear height, 480V heavy power, and a 4,000 SF office. The property is offered for sale at \$2,200,000 or for lease at \$10.25/SF NNN, giving manufacturers immediate occupancy and giving investors a vacant asset in a tight industrial submarket.

- **Move-In Ready:** Occupy and run CNC, machining, or fabrication operations day one.
- **Specialty Asset:** Crane capacity and heavy power put this in a narrow segment of the submarket.
- **Tight Submarket:** 5.2% vacancy with 2.5M SF of trailing 12-month leasing activity.
- **Sale or Lease:** Flexible deal structure widens the buyer and tenant pool on both sides.
- **Real Estate Only:** Clean transaction with no business assets or equipment included.
- **Highway Access:** Minutes from I-75 via Championship Drive interchange.

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PROPERTY DETAILS

BUILDING & SITE

Total Building Size	21,430 SF
Production Space	16,860 SF
Office Space	4,570 SF
Zoning	I-1
Parcel ID	14-02-401-012
Taxes	\$1.11/SF (2024)
Utilities	Electric heat, metal halide lighting
Lot Size	1.17 acres (50,965 SF)
Year Built	1986
Construction	Metal
Sprinklers	Yes
Parking	24 surface spaces

MANUFACTURING CAPACITY

Clear Height	28 feet
Building Height	30 feet
Overhead Cranes	One 30-ton, one 10-ton, two 5-ton
Crane Underhook	14 to 25 feet
Power	480V, three-phase, heavy
Loading	Three grade-level doors

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30-Ton Crane Capacity | 21,430 SF Heavy Manufacturing

21,430
Square Feet
AVAILABLE

Photos



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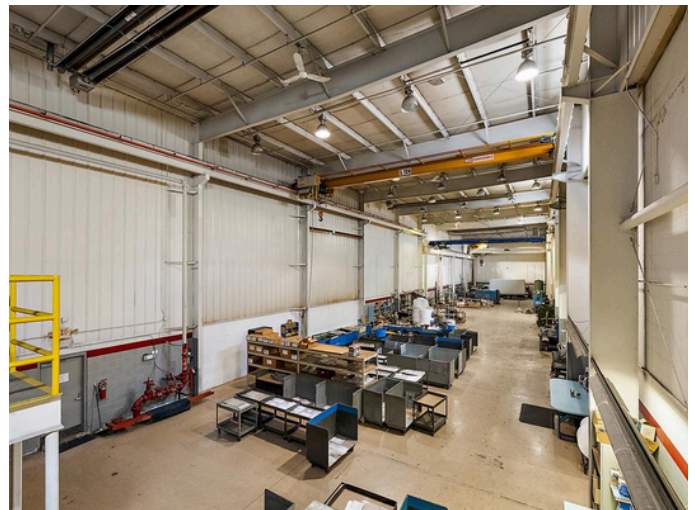
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30-Ton Crane Capacity | 21,430 SF Heavy Manufacturing

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