

SIGNATURE ASSOCIATES
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Industrial For Lease

Property Name: Umicore
Location: 2460-2470 Commercial Drive
City, State: Auburn Hills, MI
Cross Streets: Walton Boulevard
County: Oakland
Zoning: Light Industrial

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	17,792	**Building Type:**	Built	**Mezzanine:**	N/A
Available Sq. Ft.:	17,792	**Available Shop Sq. Ft.:**	12,180	**Office Dim:**	N/A
		Available Office Sq. Ft.:	5,612	**Shop Dim:**	N/A

PROPERTY INFORMATION

Clear Height:	20' - 23'6"	**Freestanding:**	Yes	**Year Built:**	1997
Grade Level Door(s):	2: 12 x 14	**Rail:**	No	**Sprinklers:**	Yes
Truckwells or Docks:	0	**Security:**	Yes	**Signage:**	Yes
Exterior Construction:	Block	**Interior:**	N/A	**Exterior:**	N/A
Structural System:	Steel	**Lighting:**	LED	**Roof:**	Rubber
Air-Conditioning:	Office Only	**Bay Sizes:**	67'5" x 30'	**Floors:**	N/A
Heating:	Corayvac	**Restrooms:**	6	**Floor Drains:**	No
Availability:	30 Days	**Cranes:**	No	**Acreage:**	N/A
Power (Amps/Volts):	400 Amps, 240 Volts, (2) 400 amp services	**Parking:**	29	**Land Dimensions:**	N/A

PRICING INFORMATION

Lease Rate:	$9.95	**Mthly Rate:**	$14,752.53/mo	**TD:**	N/A
Lease Type:	NNN	**Taxes:**	$18,890.39	**Deposit:**	2 Months
Lease Term:	5 Year(s)	**Parcel #:**	14-14-126-010	**Assessor #:**	N/A
		Imprv Allow:	N/A	**Options**	N/A

Tenant Responsibility: $1.95/SF - Taxes, Insurance, CAM

COMMENTS

-Contemporary image
-Potentially divisible (10,299 sq. ft. or 7,493 sq. ft.)
-High density fire suppression
-2 Siemens car chargers
-Signage on I-75 available at extra cost
-Fenced yard potentially available
-Elevator
-High ceilings in office



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.