



## Industrial For Sublease

**Property Name:** Oak Creek Corporate Center  
**Location:** 30779 Oak Creek Drive  
**City, State:** Wixom, MI  
**Cross Streets:** Pontiac Trail  
**County:** Oakland  
**Zoning:** M-1, Light Ind.

### BUILDING SIZE / AVAILABILITY

<b>Total Building Sq. Ft.:</b> 48,743	<b>Building Type:</b> Built	<b>Mezzanine:</b> N/A
<b>Available Sq. Ft.:</b> 20,320	<b>Available Shop Sq. Ft.:</b> 9,000	<b>Office Dim:</b> N/A
	<b>Available Office Sq. Ft.:</b> 11,320	<b>Shop Dim:</b> N/A

### PROPERTY INFORMATION

<b>Freestanding:</b> Yes	<b>Year Built:</b> 1997
<b>Clear Height:</b> 24'	<b>Sprinklers:</b> Yes
<b>Grade Level Door(s):</b> 2: 12 x 14, 10 x 12	<b>Signage:</b> Monument
<b>Truckwells or Docks:</b> 4	<b>Exterior:</b> Yes
<b>Exterior Construction:</b> Masonry	<b>Roof:</b> Rubber
<b>Structural System:</b> Steel	<b>Floors:</b> N/A
<b>Air-Conditioning:</b> Rooftop	<b>Floor Drains:</b> No
<b>Heating:</b> Rooftop	<b>Acreage:</b> 3.820
<b>Availability:</b> Immediately	<b>Land Dimensions:</b> N/A
<b>Power (Amps/Volts):</b> 1200 Amps, 277-480 Volts, 3-Phase	
<b>Lighting:</b> LED	
<b>Bay Sizes:</b> N/A	
<b>Restrooms:</b> 4	
<b>Cranes:</b> No	
<b>Parking:</b> 102, Surface	

### PRICING INFORMATION

<b>Lease Rate:</b> \$11.25	<b>Mthly Rate:</b> N/A	<b>TD:</b> N/A
<b>Lease Type:</b> G + U	<b>Taxes:</b> N/A	<b>Deposit:</b> N/A
<b>Lease Term:</b> -	<b>Parcel #:</b> 22-06-202-001	<b>Assessor #:</b> N/A
<b>Sublease Term:</b> thru 1/31/2031	<b>Imprv Allow:</b> N/A	<b>Options:</b> N/A
<b>Tenant Responsibility:</b> N/A		

### COMMENTS

11,320 sq. ft. of two-story office space and up to 9,000 sq. ft. of warehouse space for sublease. Warehouse space features full HVAC, four shared truck wells, two grade level doors, 24' clear height, LED lights, and 1,200 amps with 277/480-volt power. Office space features large private offices, LED lights, an electronics lab, etc.



**Broker:** SIGNATURE ASSOCIATES

#### Agent(s):

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