



Industrial For Sale or Lease

Property Name: Orion Business Park
Location: 140 Premier Drive
City, State: Orion Twp., MI
Cross Streets: Lapeer Road
County: Oakland
Zoning: Lt. Industrial

BUILDING SIZE / AVAILABILITY

| | | |
|---------------------------------------|--|------------------------|
| Total Building Sq. Ft.: 33,364 | Building Type: Built | Mezzanine: N/A |
| Available Sq. Ft.: 33,364 | Available Shop Sq. Ft.: 26,364 | Office Dim: N/A |
| | Available Office Sq. Ft.: 4,160 - 7,000 | Shop Dim: N/A |

PROPERTY INFORMATION

| | |
|---|-----------------------------|
| Freestanding: Yes | Year Built: 1997 |
| Clear Height: 25' | Sprinklers: Yes |
| Grade Level Door(s): 1: 12 x 14 | Signage: Yes |
| Truckwells or Docks: 2 | Exterior: Yes |
| Exterior Construction: N/A | Roof: N/A |
| Structural System: Block/Steel | Floors: 6" |
| Air-Conditioning: 100% | Floor Drains: No |
| Heating: Yes | Acreage: 2.350 |
| Availability: Immediately | Land Dimensions: N/A |
| Power (Amps/Volts): 1000 Amps, 480 Volts | |
| Restrooms: Yes | |
| Cranes: No | |
| Parking: 62 | |
| Lighting: Metal Halide | |
| Bay Sizes: N/A | |

PRICING INFORMATION

| | | |
|-----------------------------------|----------------------------------|--------------------------------|
| Lease Rate: \$8.75 | Mthly Rate: N/A | Deposit: N/A |
| Lease Type: NNN | Lease Term: N/A | TD: N/A |
| Sale Price: N/A | Taxes: \$61,154.07 (2025) | Parcel #: 09-35-452-003 |
| Imprv Allow: N/A | Options: N/A | Assessor #: N/A |
| Tenant Responsibility: N/A | | |

COMMENTS

Attractive freestanding building. Excellent warehouse distribution facility. Good access to I-75. Double exterior truckwell. 100% A/C.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Gary Stephens, (248) 948-0104, gstephens@signatureassociates.com
 John Boyd, (248) 948-0102, jboyd@signatureassociates.com