



Hi-Tech For Lease

Property Name: Alpha Tech Park
Location: 48561 Alpha Drive
City, State: Wixom, MI
Cross Streets: I-96 and Wixom Road
County: Oakland
Zoning: Hi-Tech

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	48,000	Available Shop Sq. Ft.:	13,392 - 33,588	Office Dim:	N/A
Available Sq. Ft.:	13,392 - 33,588	Available Office Sq. Ft.:	To Suit	Shop Dim:	N/A

PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	2000 (Retrofit: 2014)
Clear Height:	12' - 14'	Rail:	No	Sprinklers:	Yes
Grade Level Door(s):	2: 12 x 14	Security:	No	Signage:	None
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Brick	Lighting:	Metal Halide	Roof:	Metal Deck
Structural System:	Steel	Bay Sizes:	40 x 40	Floors:	Concrete
Air-Conditioning:	100%	Restrooms:	Yes	Floor Drains:	No
Heating:	HVAC	Cranes:	No	Acreage:	5.240
Availability:	Immediately	Parking:	285	Land Dimensions:	N/A
Power (Amps/Volts):	1200 Amps, 480 Volts, 277 Volts				

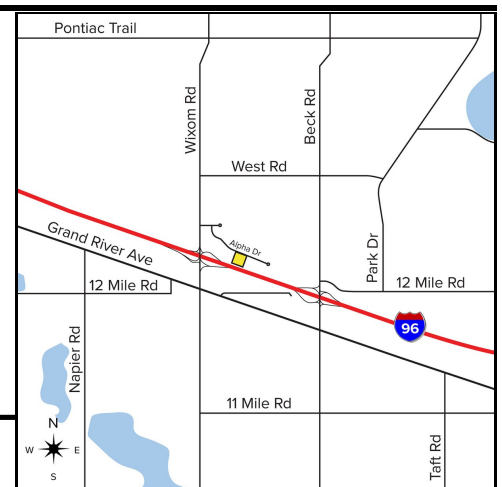
PRICING INFORMATION

Lease Rate:	\$12.25 - \$12.50	Mthly Rate:	N/A	TD:	N/A
Lease Type:	NNN	Taxes:	\$66,459.76 (2024)	Deposit:	N/A
Lease Term:	N/A	Parcel #:	22-08-327-018	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: 2025 Est. Expenses = \$3.10/SF

COMMENTS

This state-of-the-art hi-tech development, situated in a beautiful campus-like setting, provides convenient access to major expressways and meets the diverse needs of today's technology based corporations. The development is uniquely complimented by a number of convenient area amenities including 4 hotels located within the park, as well as many business services such as the post office, overnight delivery services, banks, gas stations and restaurants all within minutes of the strategically located Alpha Tech Park. Please note the total commission is 5.5% split 50/50 between Brokers



Broker: SIGNATURE ASSOCIATES

Agent(s):

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