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Industrial / Warehouse Building For Lease

46908 Liberty Drive, Wixom, MI



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Property Name	Wixom Business Center 46908 Liberty Drive Wixom, MI
Crossroads	Beck Road / I-96
Total Available	8,300 SF
Warehouse Space	±4,800 SF
Office Space	±3,500 SF
Ceiling Height	20′
Grade Level Doors	One (1) 12′ x 14′ (Shared)
Truck Docks	One (1) (Shared)
Fixtures:	Motion Sensor T-5 Lighting
Power	600A / 480V / 3-Phase (To Be Verified by Tenant)
HVAC	Radiant Tube Heat
Floors	Epoxy
Year Built	1994
Acreage	1.31 Acres
Parcel ID	22-09-151-010
Zoning	M-1 (Light Industrial)

Rare, Smaller Unit with Truck Dock

½ Mile to I-96 @ Beck Road

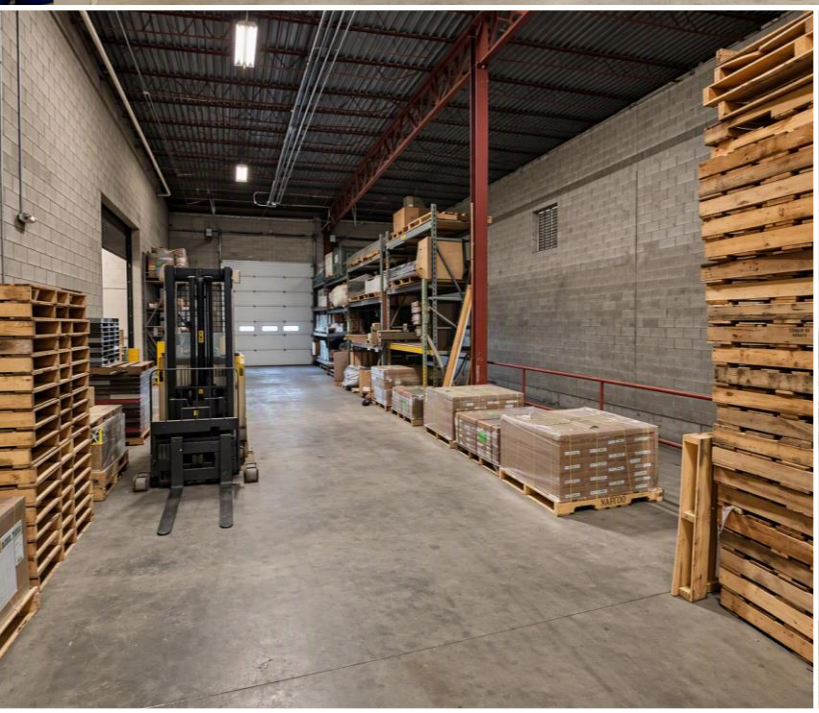
Available December 1, 2026

Financials

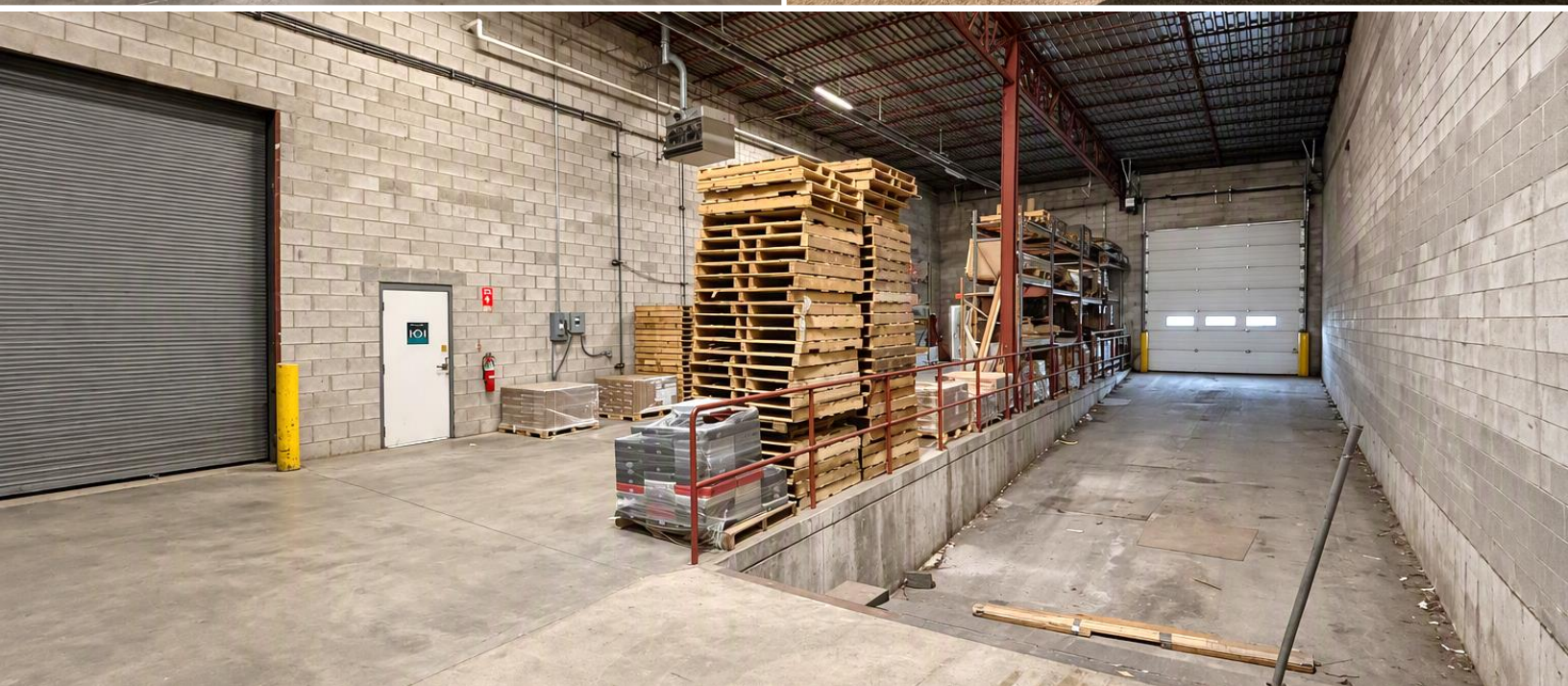
Lease Rate
$9.50/SF/YR NNN

Property Taxes Per SF
$1.28 (Est.)

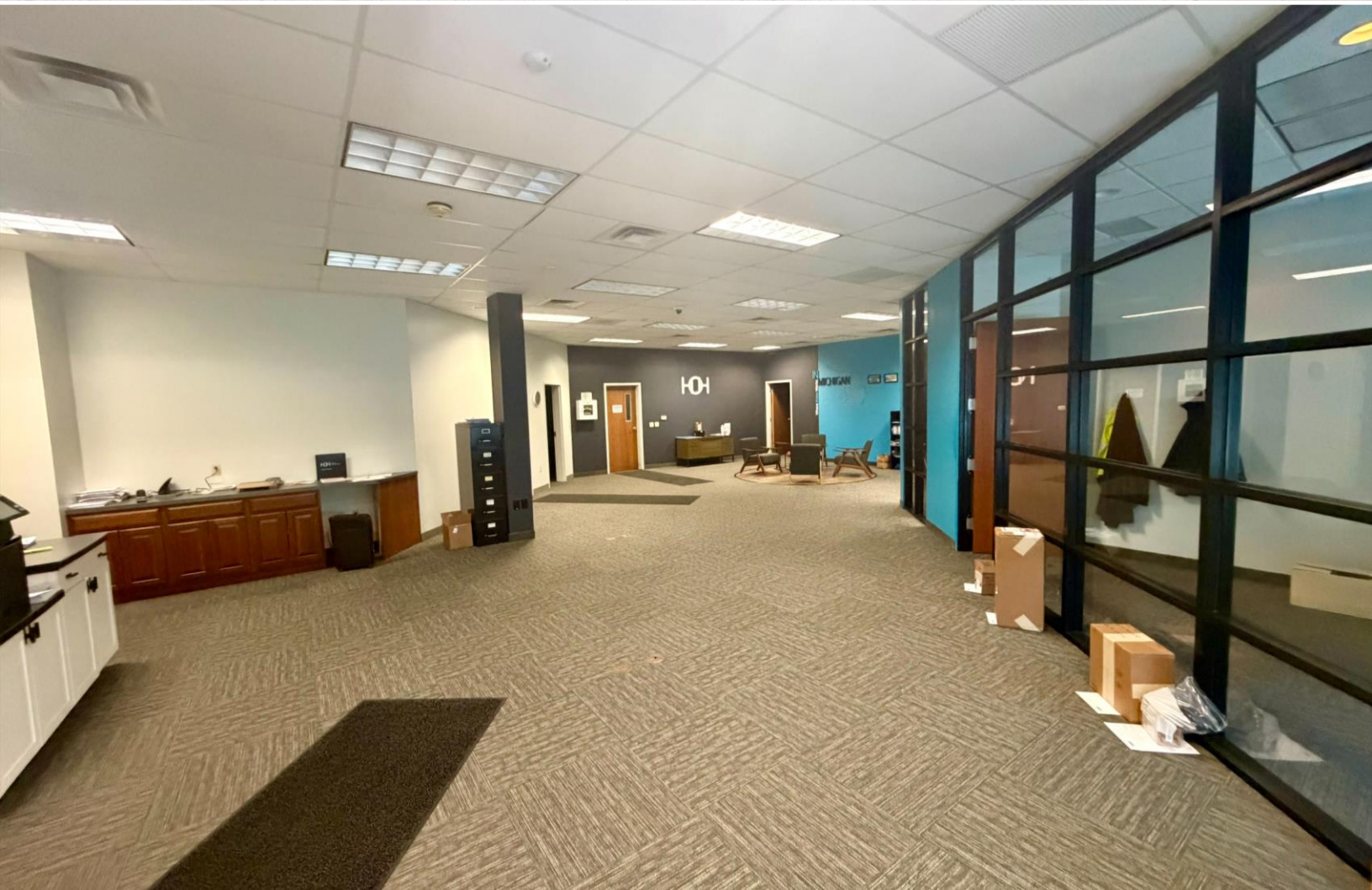




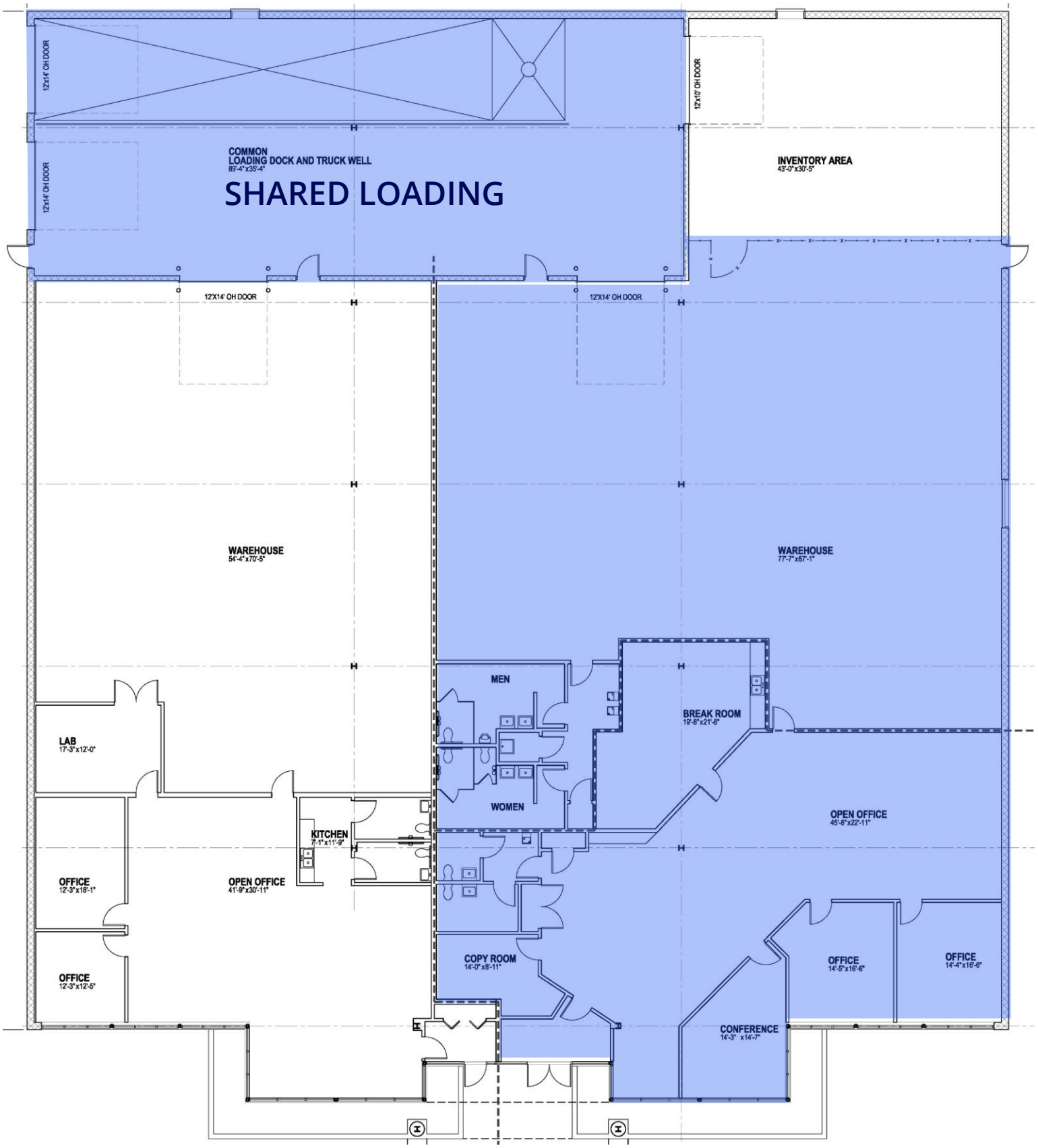




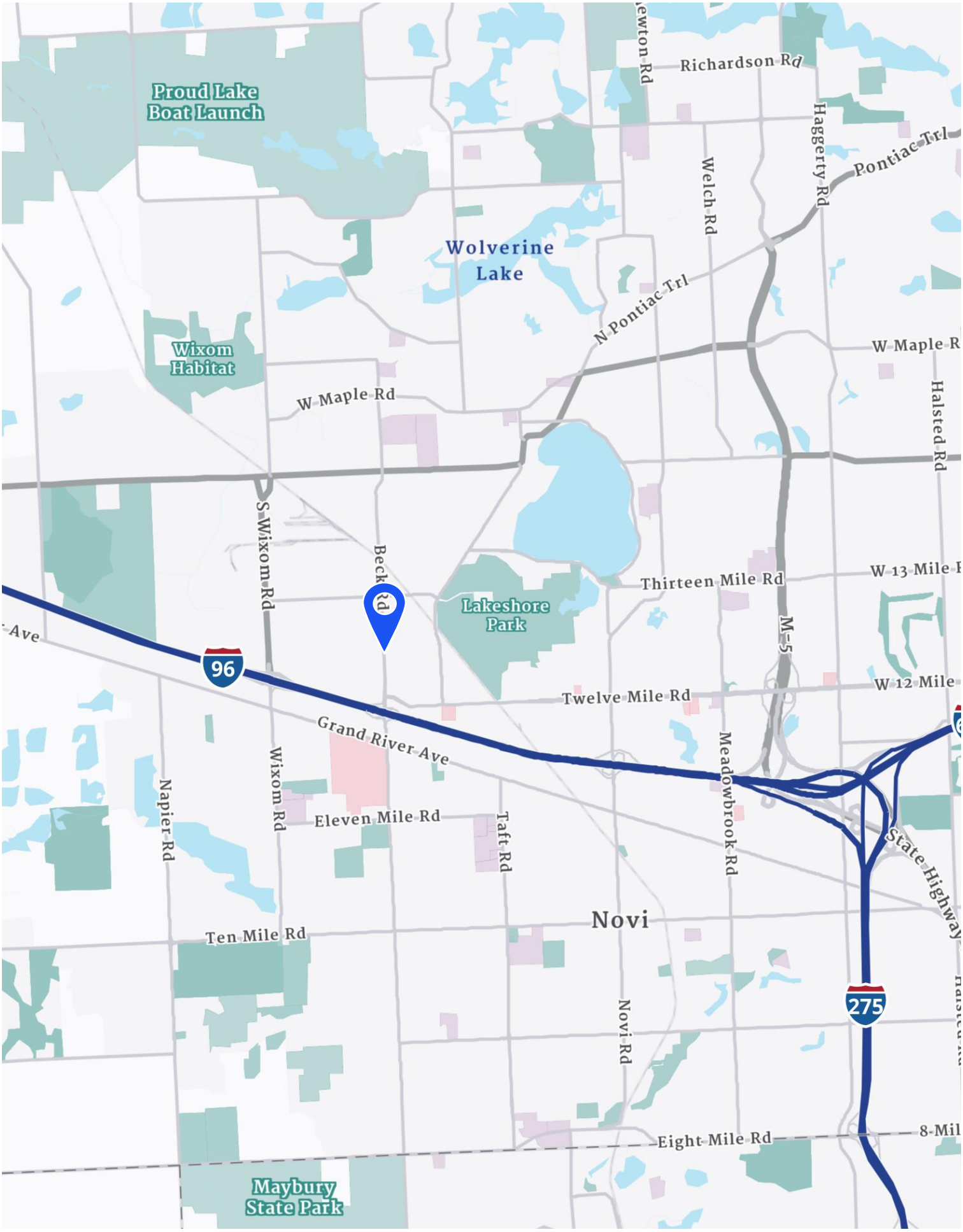

EXIT
Yale

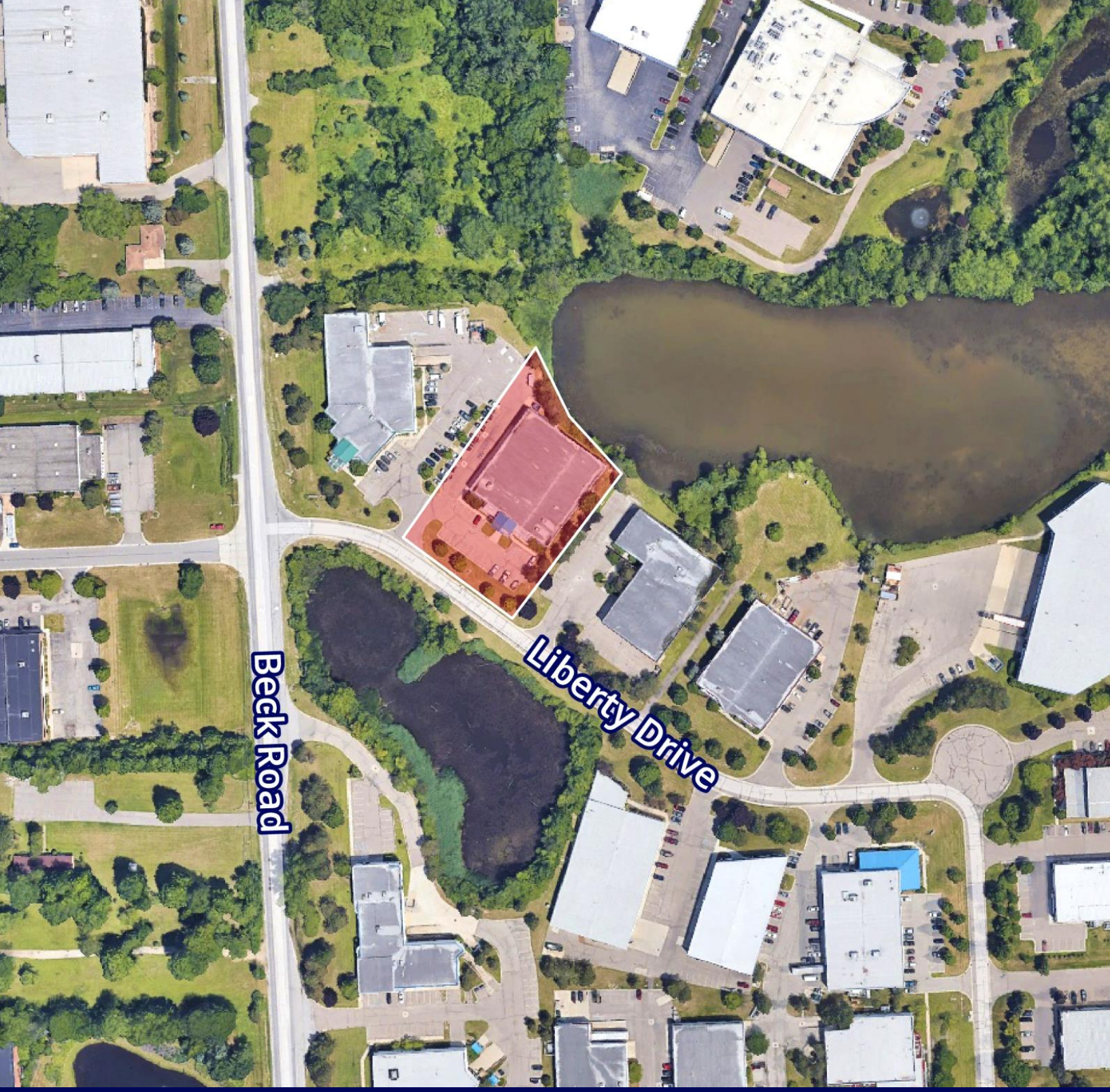


Floor Plan


12'x14' OH DOOR
12'x14' OH DOOR
COMMON
LOADING DOCK AND TRUCK WELL
89'-4"x35'-4"
SHARED LOADING
12'x10' OH DOOR
INVENTORY AREA
43'-0"x30'-5"
12'X14' OH DOOR
12'X14' OH DOOR
WAREHOUSE
54'-4"x70'-5"
WAREHOUSE
77'-7"x67'-1"
MEN
BREAK ROOM
19'-8"x21'-8"
LAB
17'-3"x12'-0"
WOMEN
OPEN OFFICE
45'-8"x22'-11"
KITCHEN
7'-1"x11'-9"
OFFICE
12'-3"x18'-1"
OPEN OFFICE
41'-9"x30'-11"
COPY ROOM
14'-0"x8'-11"
OFFICE
14'-5"x16'-6"
OFFICE
14'-4"x16'-6"
OFFICE
12'-3"x12'-5"
CONFERENCE
14'-3" x14'-7"

LOCATION MAP





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