



Industrial For Lease

Property Name: Grand Oaks Commerce Center
Location: 28031 Grand Oaks Court
City, State: Wixom, MI
Cross Streets: Grand River & Wixom Road
County: Oakland
Zoning: IRO

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	19,483	Available Shop Sq. Ft.:	13,883	Office Dim:	N/A
Available Sq. Ft.:	19,483	Available Office Sq. Ft.:	5,600	Shop Dim:	N/A

PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1997
Clear Height:	18'5"	Rail:	No	Sprinklers:	Yes
Grade Level Door(s):	2: 12 x 14, 16 x 16	Security:	No	Signage:	Yes
Truckwells or Docks:	1	Interior:	No	Exterior:	Yes
Exterior Construction:	Masonry	Lighting:	N/A	Roof:	Ballast
Structural System:	Steel/Masonry	Bay Sizes:	N/A	Floors:	N/A
Air-Conditioning:	No	Restrooms:	3	Floor Drains:	No
Heating:	Gas Forced	Cranes:	No	Acreage:	1.170
Availability:	Immediately	Parking:	40, Surface	Land Dimensions:	N/A
Power (Amps/Volts):	1600 Amps, 480/277				

PRICING INFORMATION

Lease Rate:	\$9.75	Mthly Rate:	N/A	TD:	N/A
Lease Type:	NNN	Taxes:	\$23,657.00 (2025)	Deposit:	N/A
Lease Term:	N/A	Parcel #:	22-07-401-017	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: N/A

COMMENTS

Corporate image industrial building for lease with immediate access to I-96 freeway via Wixom Road. Building features one truckwell, one large 16'x16' grade level door, one 12'x14' grade level door, 18.5' clear height, 1,600 amps, 480/277-volt power, shop windows, a 22'x45' lab space, and recent office renovations with a lot of glass, eight private offices, one large glassed-in conference room, and updated kitchen area. Close to many amenities.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Jim Montgomery, (248) 359-0614, jmontgomery@signatureassociates.com
Chris D'Angelo, (248) 948-0109, cdangelo@signatureassociates.com