



Hi-Tech For Lease

Property Name: Grand Oaks Commerce Center
Location: 28003 Center Oaks Court, Unit: #106
City, State: Wixom, MI
Cross Streets: Grand River Avenue
County: Oakland
Zoning: IRO

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	23,321	Available Shop Sq. Ft.:	800	Office Dim:	N/A
Available Sq. Ft.:	5,600	Available Office Sq. Ft.:	4,800	Shop Dim:	N/A
PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	1989
Clear Height:	16'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	1: 8 x 10	Security:	Yes	Signage:	Yes
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Brick	Lighting:	Fluorescent	Roof:	Built Up
Structural System:	Steel	Bay Sizes:	N/A	Floors:	Reinf. Concrete
Air-Conditioning:	HVAC	Restrooms:	3	Floor Drains:	No
Heating:	Forced Air	Cranes:	No	Acreage:	2.480
Availability:	1/1/26	Parking:	48, In Common	Land Dimensions:	N/A
Power (Amps/Volts):	225 Amps, 240 Volts				

PRICING INFORMATION

Lease Rate:	\$13.25	Mthly Rate:	N/A	TD:	N/A
Lease Type:	Gross	Taxes:	N/A	Deposit:	N/A
Lease Term:	-	Parcel #:	22-07-326-030	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: Separately metered gas and electricity. Internet, security, and phone.

COMMENTS

High image flex space For Lease. Extremely well-maintained and clean. Numerous perimeter window offices and conference rooms. Small warehouse can be enlarged. One mile from I-96 freeway via Wixom Road.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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