

FOR SALE OR LEASE
FROM 3,640-8,240 SQUARE FEET
49100-49140 WIXOM TECH DR, WIXOM, MI

UNITS NOW FOR SALE AS CONDO

IMMEDIATE OCCUPANCY

PROPERTY FEATURES

- Multiple Units Available for Sale or Lease
- Suites of 3,640, 4,600 or 8,240 SF
- Close Proximity to I-96
- Office, R&D and Industrial Uses
- Heavy Parking - Newly Refinished Parking Lot
- Extensive Glass Line and High-End Finishes
- 100% Air Conditioned Units
- Flexible Layout Office or Warehouse
- Immediate Occupancy Possible



FOR DETAILS CONTACT

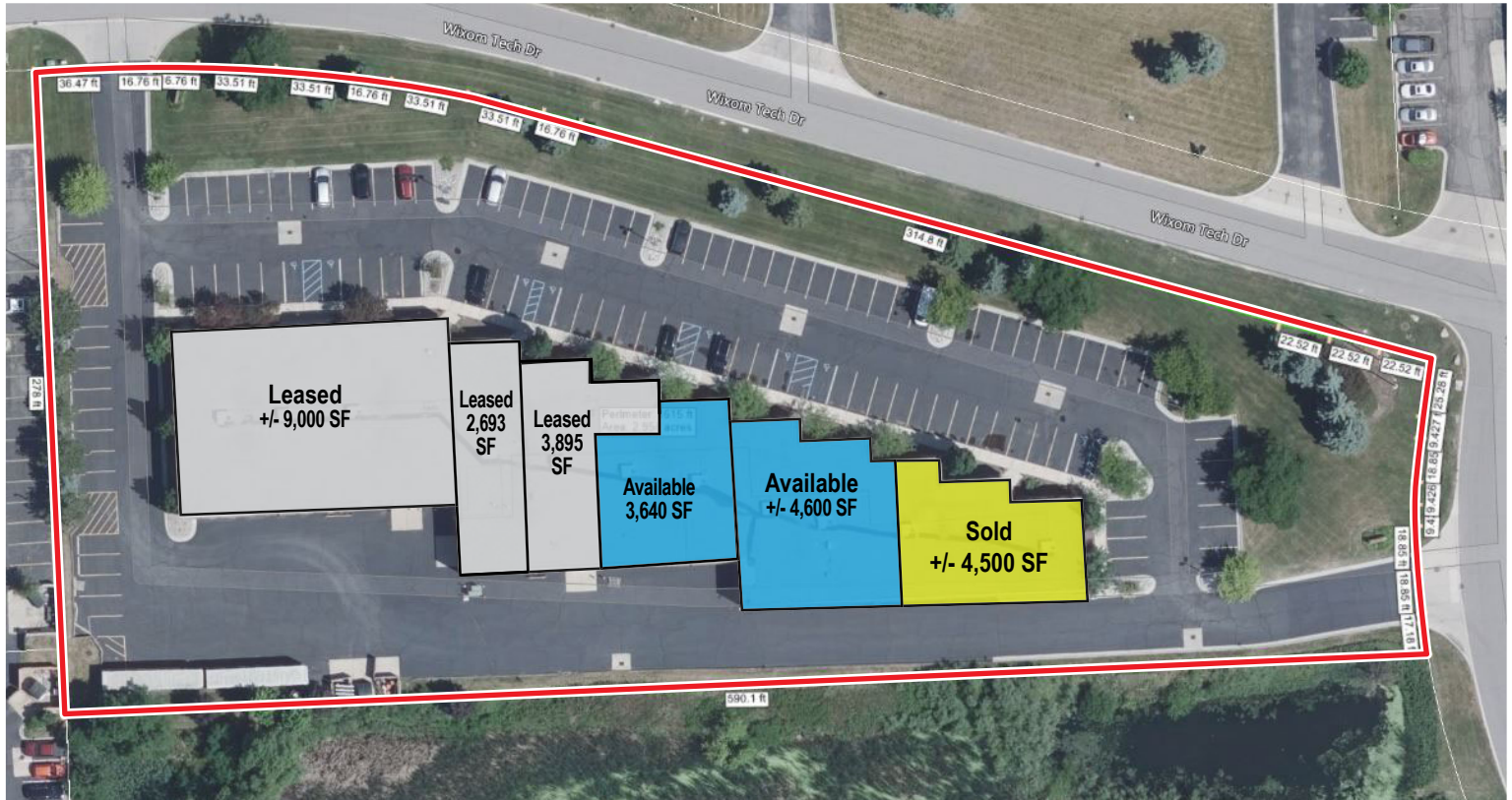
Scott Lyons
scott.lyons@lee-associates.com
(248) 567-8002

Nick Savoy, CCIM
nick.savoy@lee-associates.com
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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Sold Leased Available Sale or Lease

Units available individually or combined
and may be demised to suit.

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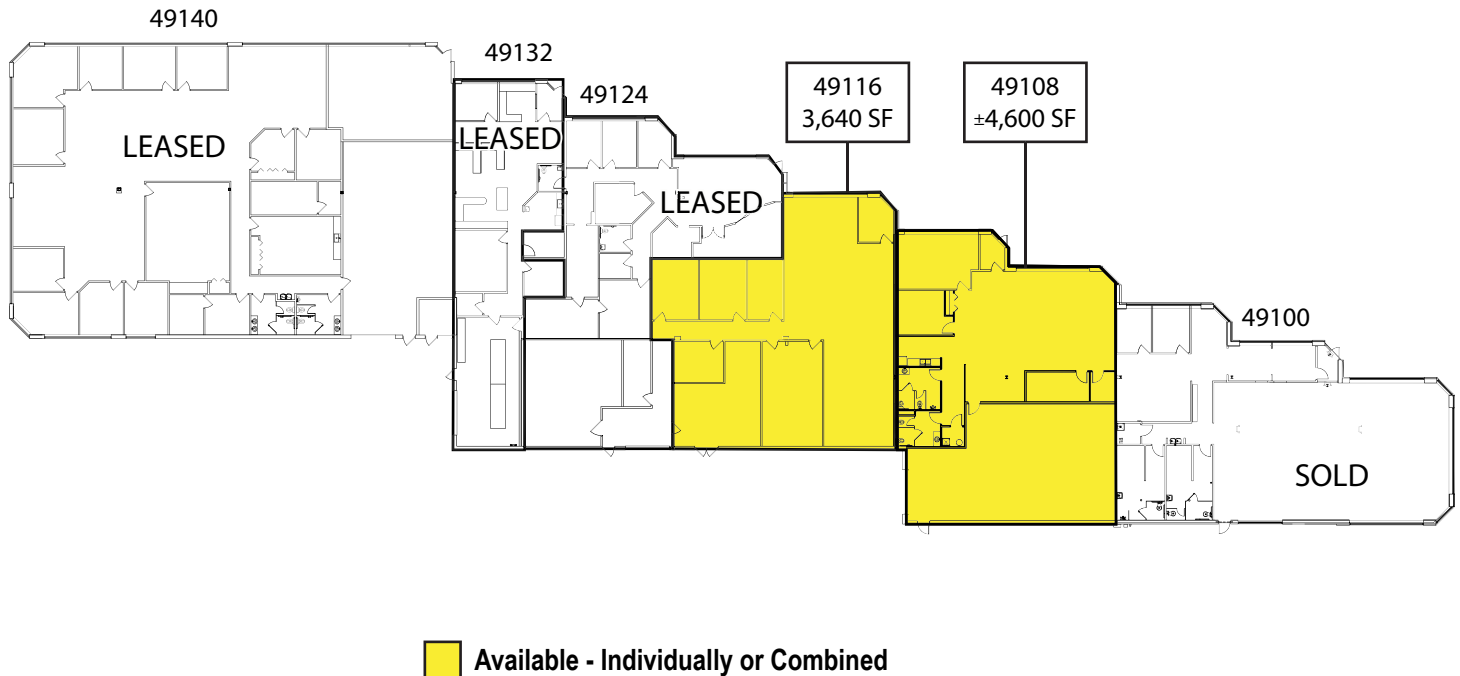
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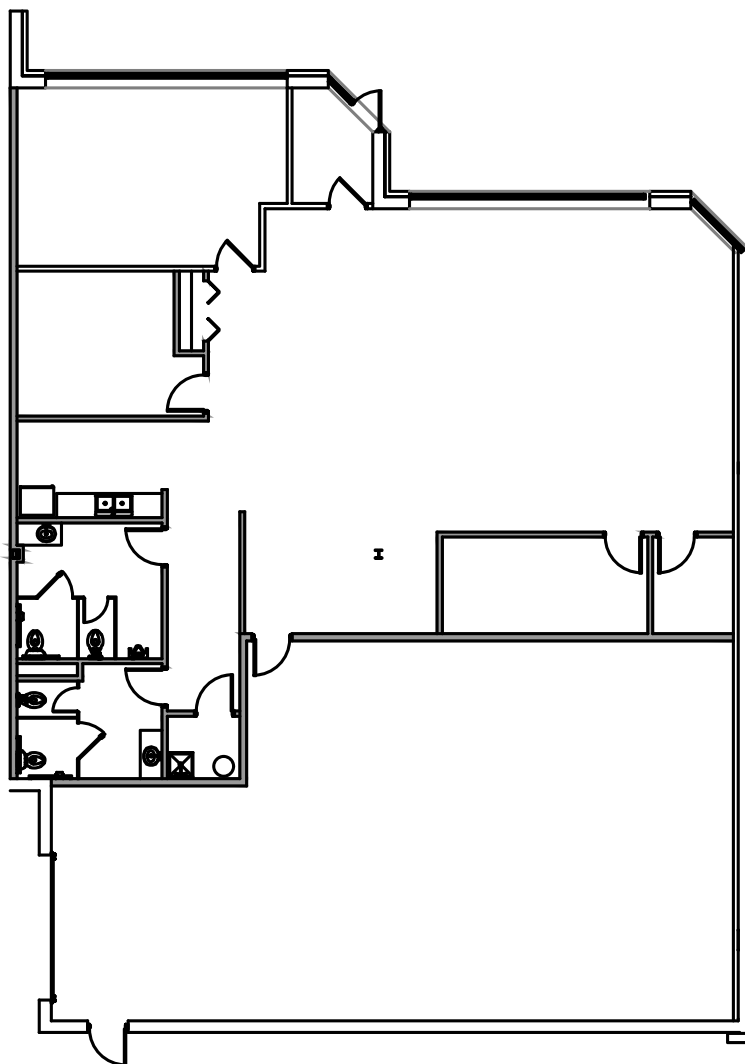
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49108 Wixom Tech Drive

4,600 Square Feet



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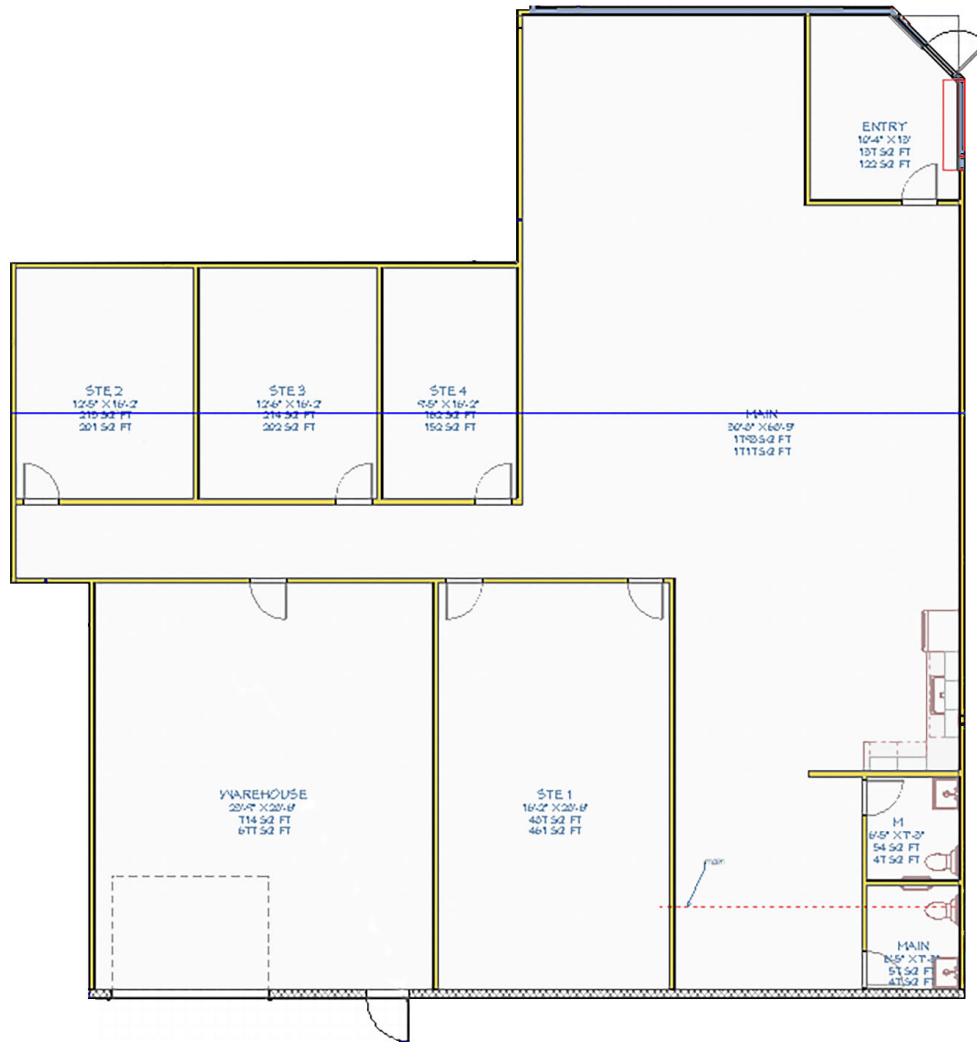
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49116 Wixom Tech Drive

3640 Square Feet



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PROPERTY TYPE:	Industrial/Flex/Office
TOTAL SF:	3,640-8,240
BUSINESS PARK:	Wixom West Technology Center
LAND SIZE:	2.95 (128,502 SF)
BUILDING SF:	28,780
AVAILABLE SF:	8,200
YEAR BUILT:	1997
YEAR REFURBISHED:	2025
MULTI-TENANT:	Yes
CONDOMINIUM:	Yes
CEILING HEIGHT:	15'
PARKING SPACES:	115
CONSTRUCTION TYPE:	Brick
EXTERIOR TYPE:	Glass
HEAT:	HVAC
AC:	100%
LIGHTING:	Fluorescent
RESTROOM:	2
SIGNAGE:	Yes
GRADE LEVEL DOORS:	2
ZONING:	M-1
UTILITIES:	Public Gas/Water/Sewer
POWER:	200 Amp, 220 Volt, 3 Phase

PROPERTY PRICING

TRANSACTION TYPE: Sale/Lease

ASKING SALE PRICE: Contact broker for pricing

ASKING LEASE RATE: Contact broker for pricing

Immediate occupancy available. New parking lot, sidewalks, landscaping, exterior lighting, and signage. New HVAC units 2024-2025. High image office, flex, warehouse space opportunity. Other suites may be combined or individual 3,640, 4,600 or 8,240 SF . Available for Sale as condo or Lease.

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