

# FOR LEASE

28054 CENTER OAKS COURT  
WIXOM, MICHIGAN



## PROPERTY FEATURES

- Entire Building
- Shop 4,980 SF
- Office 4,620 SF
- Total 9,600 SF
- Plus Small Mezzanine
- Near I-96/Grand River, Wixom Rd/Napier Rd
- All Utilities
- Can Include Furniture
- Kitchenettes (2)
- 5 Toilets
- Excellent Parking
- Two Overhead Truck Doors
- Signage



## FOR DETAILS CONTACT

John Dinsmore  
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(810) 923-9106

Alex Gravlin  
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(248) 567-7999

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. Third-party trademarks and logos are property of their respective owners and are used solely to identify tenants, nearby retailers or other businesses relevant to subject property, use does not imply affiliation, sponsorship or endorsement.

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|                        |                              |
|------------------------|------------------------------|
| AVAILABLE SF:          | 9,600                        |
| LAND SIZE (ACRES):     | 1                            |
| ZONING:                | Light Industrial             |
| PARCEL ID:             | 96-22-07-326-023             |
| GAS/WATER/SEWER:       | Natural/City/City            |
| POWER:                 | 200 Amps, 480 Volts, 3-Phase |
| FLOORS:                | 1                            |
| PRIMARY USE:           | Industrial/Office            |
| YEAR BUILT:            | 1995                         |
| DIMENSIONS (LXW):      | 120' x 80'                   |
| FLOOR TYPE:            | Concrete                     |
| HEAT:                  | Gas Forced Air               |
| AC:                    | Office                       |
| LIGHTING:              | Fluorescent                  |
| SECURITY:              | Yes                          |
| RESTROOMS:             | 5                            |
| CEILING HEIGHT OFFICE: | 10'                          |
| CEILING HEIGHT SHOP:   | 12' - 18'                    |
| GRADE LEVEL DOORS:     | 2, 12'x12' & 12'x14'         |
| PARKING SPACES:        | 30                           |

## PROPERTY PRICING

|                    |                                   |
|--------------------|-----------------------------------|
| TRANSACTION TYPE:  | Lease                             |
| ASKING LEASE RATE: | \$11.00/SF NNN<br>Commencing Rate |

A very nice clean well-kept 9,600 sq. ft. Industrial/Office property located on Center Oaks Court off I-96/Grand River between Wixom & Napier Roads, in Wixom, Michigan, situated on just under .93 acre. 30 car parking.

Leasing as a single 9,600 sq. ft. tenant suite with 4,620 sq. ft. office space and 4,980 sq. ft. shop and then plus a small mezzanine. Two kitchenettes. Four general toilets plus a private executive toilet. Two overhead truck doors - one 12' x 14' and one 12' x 12'.

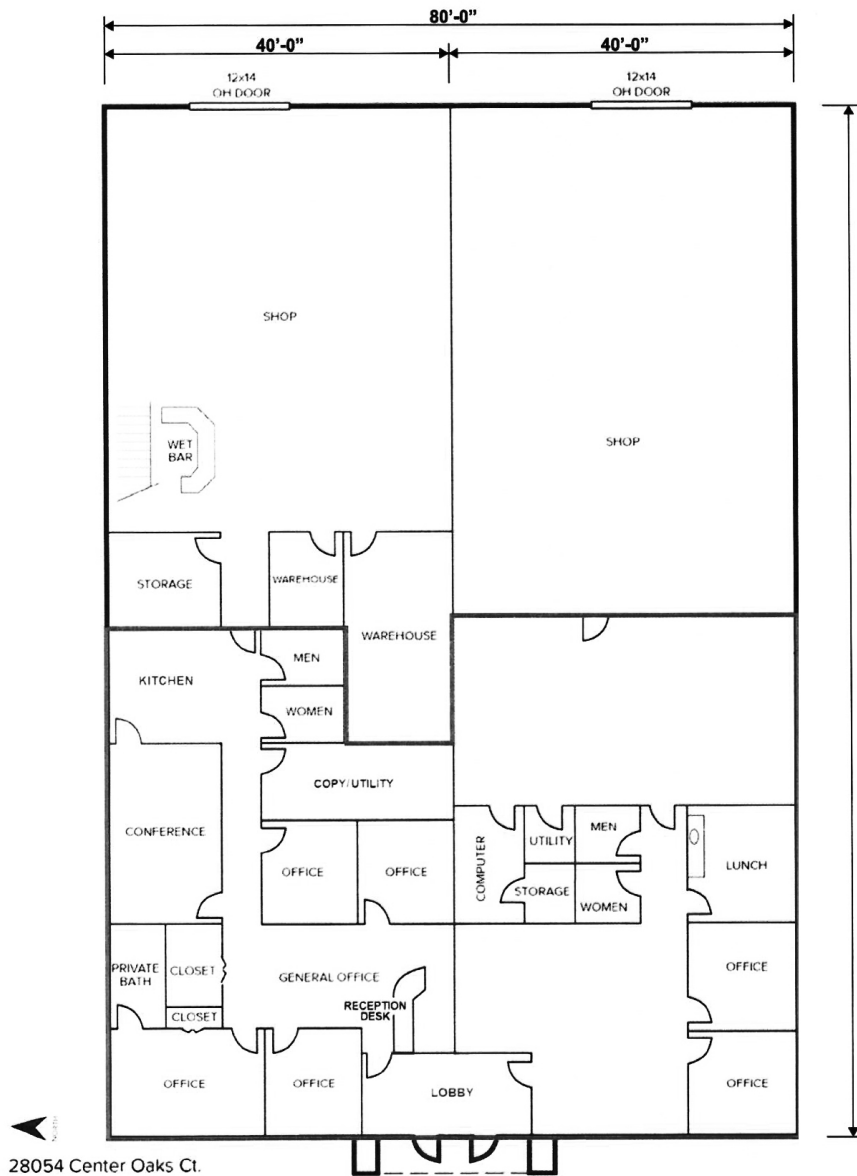
One section of the shop has 16' to 18' ceilings with high-bay fixtures and a second section has a drop ceiling grid at 12' with fluorescent lighting (ceiling grid could be removed for additional height). Second shop section has two shop offices and a utility room. Two electrical services - 200 Amp, 3 Phase, 480 V. All utilities available/connected in building.

Office furniture available for tenant's use, if desired. Call or email Broker with questions or to set a time for building inspection.

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28054 Center Oaks Ct.  
Wixom, Michigan

SIGNATURE ASSOCIATES

Scale 1/16" = 1'-0"

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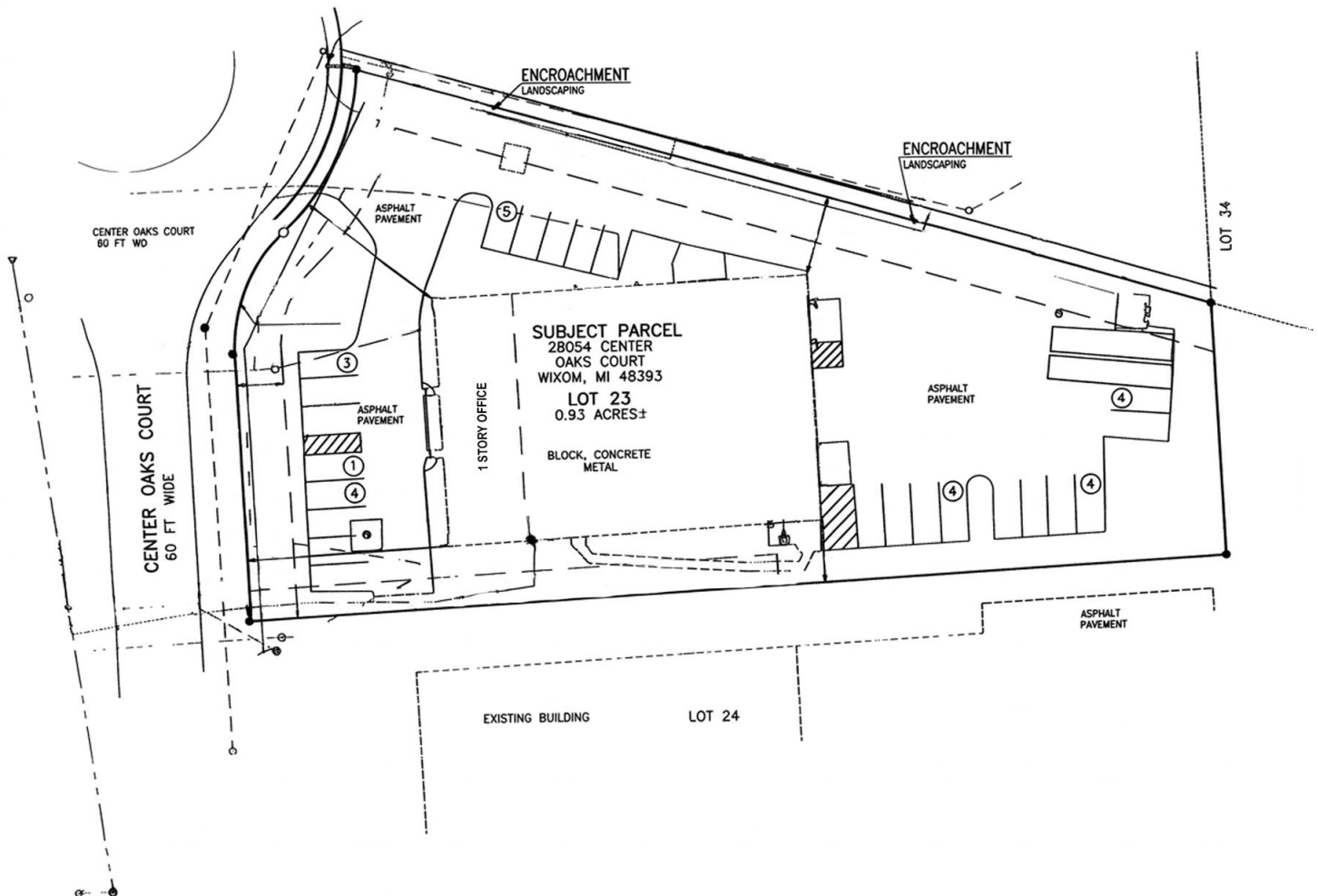
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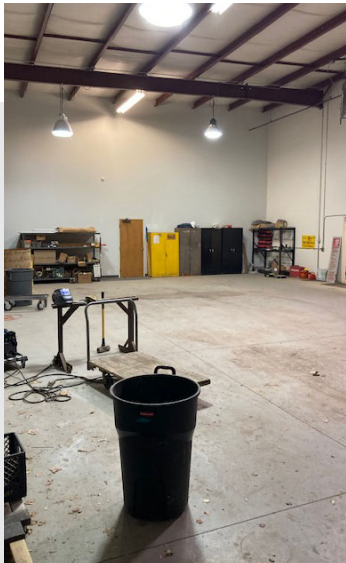
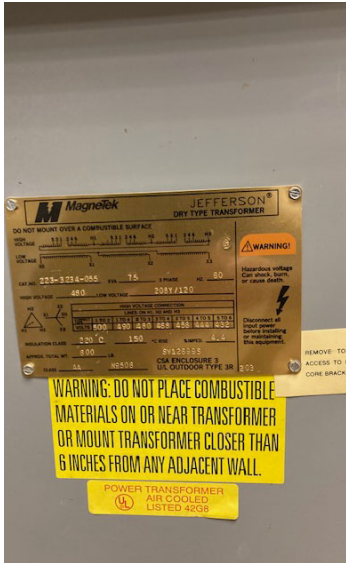
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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