

FOR LEASE

28054 CENTER OAKS COURT
WIXOM, MICHIGAN



PROPERTY FEATURES

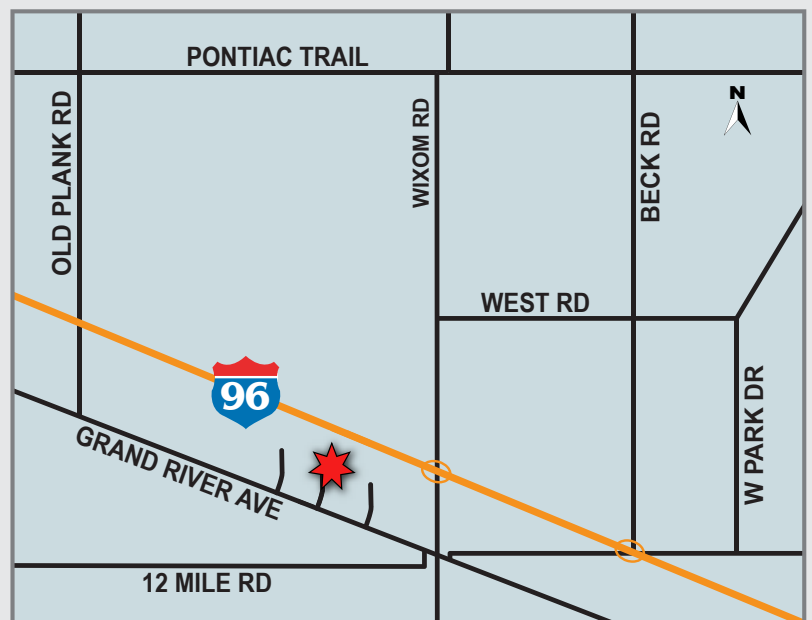
- Entire Building
- Shop 4,980 SF
- Office 4,620 SF
- Total 9,600 SF
- Plus Small Mezzanine
- Near I-96/Grand River, Wixom Rd/Napier Rd
- All Utilities
- Can Include Furniture
- Kitchenettes (2)
- 5 Toilets
- Excellent Parking
- Two Overhead Truck Doors
- Signage

FOR DETAILS CONTACT

John Dinsmore

john.dinsmore@lee-associates.com

(810) 923-9106



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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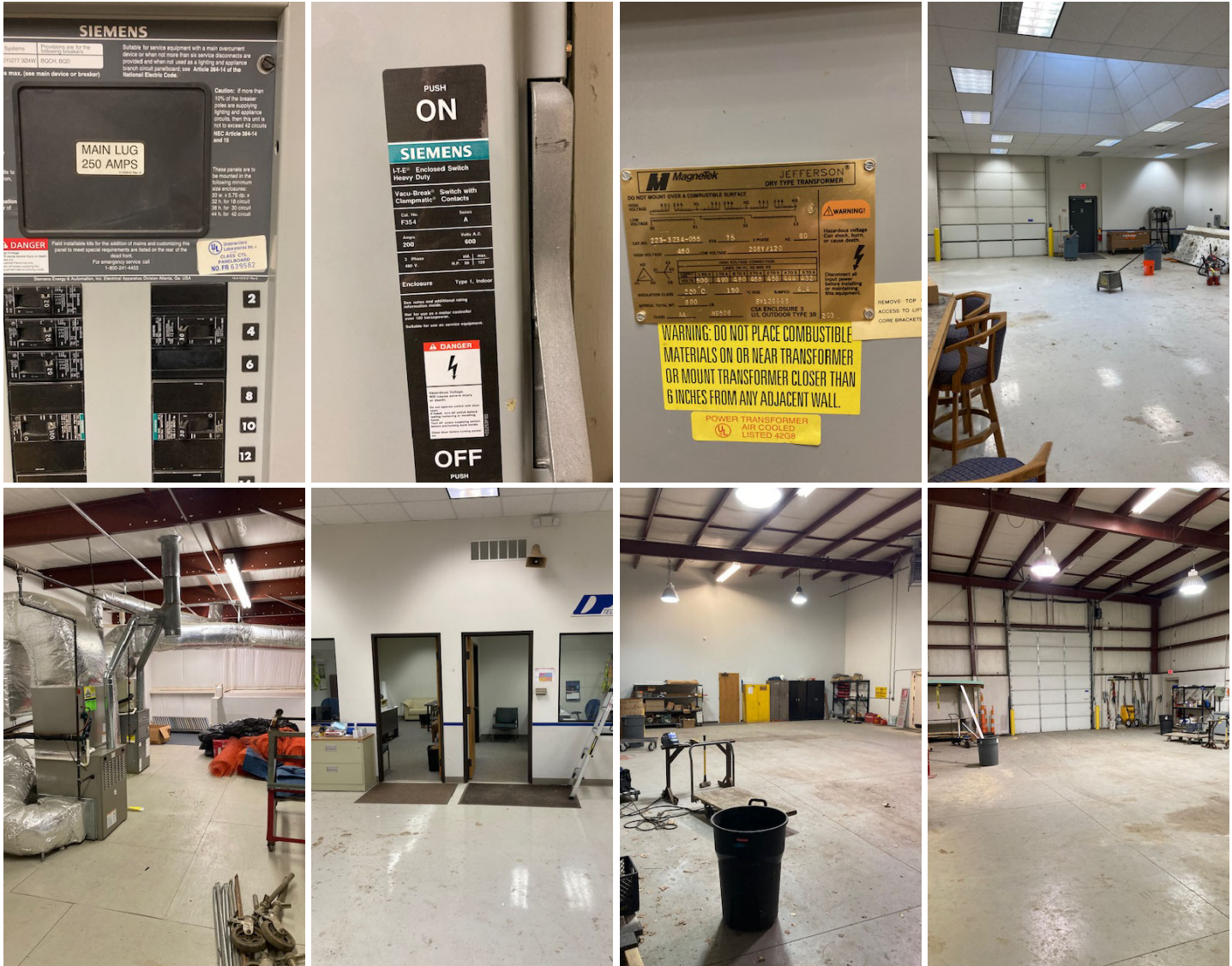
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WIXOM, MICHIGAN

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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26555 Evergreen Rd, Suite 1060 | Southfield, Michigan 48076 | 248.351.3500 | lee-associates.com

28054 Center Oaks Court, Wixom, MI 48393



Property Type: Industrial
Available SF: Land 9,600
Size (Acres): 0.93
Market: SE Michigan
Submarket: SW Oakland
County: Oakland

Availability Details

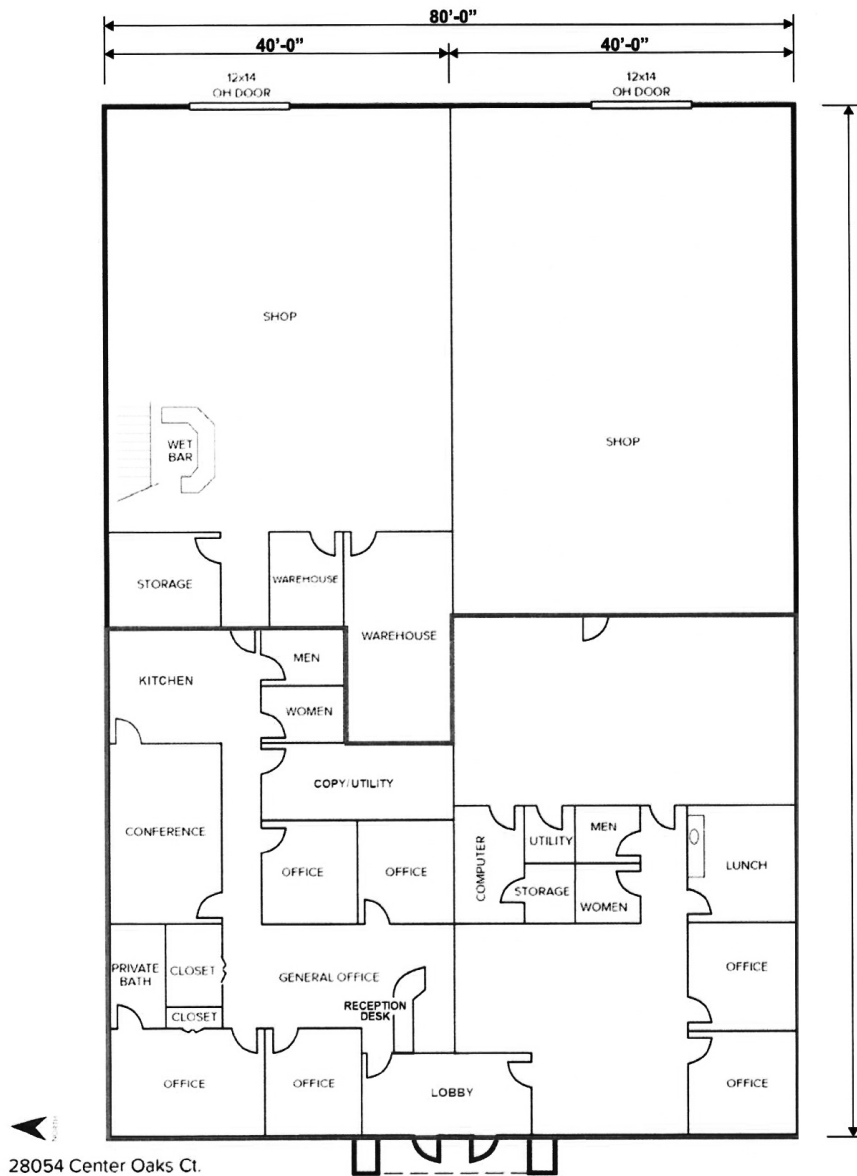
Available SF:	9,600	Transaction Type:	Lease
Min Available SF:	9,600	Vacancy Type:	Direct
Max Contiguous SF:	9,600	Asking Lease Rate:	\$11.00 / Per SF NNN Commencing Rate
Building SF:	9,600		
Land SF:	40,511		
Land Size (Acres):	0.93		

Comments

Availability Comments: 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 over-head 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.

FOR LEASE

28054 CENTER OAKS COURT
WIXOM, MICHIGAN



28054 Center Oaks Ct.
Wixom, Michigan

SIGNATURE ASSOCIATES

Scale 1/16" = 1'-0"

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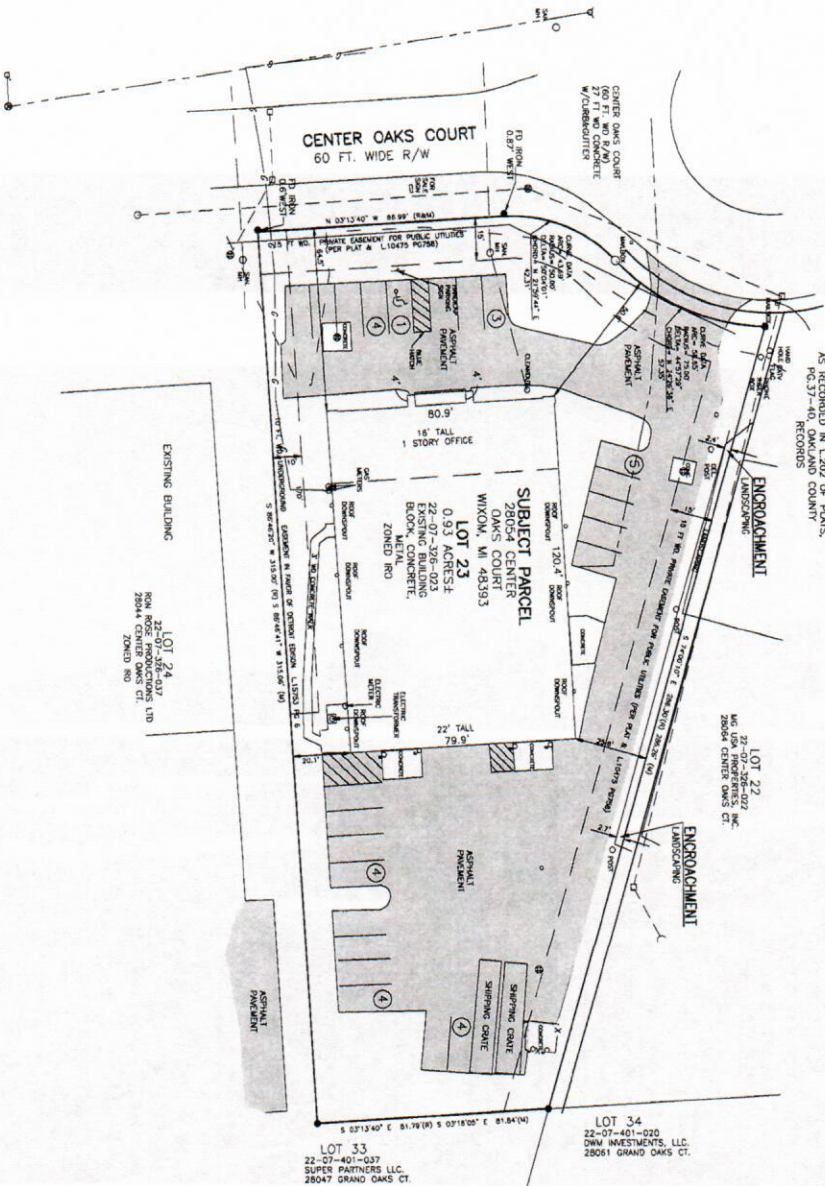
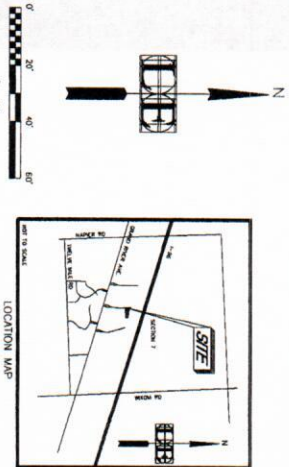
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ALTA/NSPS LAND TITLE SURVEY

2017

"GRAND OAK COMMERCE CENTER"
AS RECORDED IN L202 OF PLATS,
HCS-17-40, OAKLAND COUNTY
RECORDS



LEGAL DESCRIPTION SCHEDULE C (As provided by FIRST AMERICAN
TITLE INSURANCE COMPANY, Commitment File No. 765337, Effective Date: November
22, 2016 @ 8:00 am.)

The land referred to in this Commitment, situated in the County of Oakland, City
of Wixom, State of Michigan, is described as follows:
Lot 23, of GRAND OAK COMMERCE CENTER, according to the plat thereof as
recorded in Liber 202 of Plats, Pages 37, 38, and 40, Oakland County
Also known as 28054 Center Oaks Court, Wixom, MI 48393
See Item No. 22-07-023-023

SCHEDULE B - Section II Exceptions (As provided by FIRST AMERICAN TITLE
INSURANCE COMPANY, Commitment File No. 765337, Effective Date: November 22,
2016 @ 8:00 am.)

1. Interest of James Spencer, Sole Member of L&H Company, L.L.C., a Michigan
limited liability company, as evidenced by Subordination, Non-Interference and Assignment
Agreement, dated October 23, 2007, recorded November 28, 2007, in Liber
36782, page 275.
2. Interest of James Spencer, Sole Member of L&H Company, L.L.C., a Michigan
limited liability company, as evidenced by Subordination, Non-Interference and Assignment
Agreement, dated October 23, 2007, recorded November 28, 2007, in Liber
36782, page 275.
3. Interest of James Spencer, Sole Member of L&H Company, L.L.C., a Michigan
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SURVEY NOTES:

- 1) Lot 23 is located on the north side of property, approximately Lot 23 as indicated on
drawing.
- 2) Item 15 of Schedule B-Section II Exceptions listed above has not been
verified since the information has not been made available.

CERTIFICATION

To: John Davidson, LLC, First American Title Insurance Company
This is to certify that the map or plat and the survey on which it is based were
made in accordance with the 2016 Minimum Standard Detail Requirements for
ALTA/NSPS Land Title Surveys, as published by the National Association of
County Registrars, Inc. (NACI), and that the survey was completed on
December 30, 2016.
Date of Plat or Map: January 5, 2017.

Surveyed: January 5, 2017
Michigan PLS 171722

ALTA/NSPS LAND TITLE SURVEY

Lot 23 "GRAND OAK COMMERCE CENTER" L202.P237-40
TIN-RE, CITY OF WIXOM, OAKLAND COUNTY, MICHIGAN
28054 CENTER OAKS COURT, WIXOM, MI 48393

Client:
Allen Outdoor, LLC
28054 Center Oaks Court
Wixom, Michigan 48393



LIVINGSTON ENGINEERING, INC.
CIVIL ENGINEERING SURVEYING PLANNING
3800 S. OLD U.S. 23, BRIGHTON, MI 48104
PHONE: (810) 225-7000 FAX: (810) 225-7890

Job No. 16232
Drawn: MRS
Checked: JF
Appr'd:
Date: 2017-01-05
Scale: 1" = 20'

1 OF 1

Building & Construction Details

Feature	Property	Feature	Property
Building Class:		Exterior Type:	Brick/Block
# Floors	1	Building/Construction Quality:	
# Buildings:	1	Physical Condition:	Good/Clean
Primary Use:	Industrial/Office	Building/Construction Appeal:	
Secondary Use:		Roof Type:	
Center Type:		Roof Age:	
Construction Status:	Existing	Skylight:	
Year Built:	1995	Deck:	
Date Built:		Floor Type:	Concrete
Year Refurbished:		Floor Thickness (inches):	
Current Occupancy %		Heat:	Gas Forced Air
Multi-Tenant:	No	AC:	Office
Corporate HQ:	Possible	Lighting:	Fluorescent
Spec/BTS:		Sprinkler:	
Spec SF:		Security:	Yes
Flex:	No	Restroom:	5
Condominium Y/N:	No	Shower:	
Space Build Out:		Lobby:	Entry
Building Dimensions (LxW):	120' x 80'	Signage:	Yes
Typical Floorplate SF (Min):		# Passenger Elevators:	0
Typical Floorplate SF (Max):		# Freight Elevators:	
Core Factor:		LEED Certification:	
Load Factor:		Handicapped Accessible (ADA):	Yes
Floor Area Ratio:		# Employee / Headcount:	
Construction Type:			
Elevator Comments:			

Ceiling Height & Doors

Ceiling Height Office:	10'	Grade Level Doors:	2, 12'x12' & 12'x14'
Ceiling Height Shop:	12' - 18'		

Parking

Property	Property
# Spaces:	30
Parking Ratio:	
# Covered Spaces:	
Monthly Rate:	
# Uncovered Spaces:	
Monthly Rate (\$):	
Parking Comments: Two Handicapped Parking Spaces	

Site					
Property			Property		
Land Size (Acres):	0.93		Development Capacity:		
Land SF:	40,511		Yard Type:		
Land Usable Acres:			Yard SF:		
Land Usable SF:			Zoning:	Light Industrial	
Lot Dimensions (LxW):			Site Condition/Quality:		
Floodplain:			Topography:		
Density:			Site Shape:		
Permitted SF:			Access:		
Buildable SF:			Visibility:		
Permitted FAR:			Frontage:		
Additional Site/Parcel Information Comments: Parcel Identification Number 96-22-07-326-023					
Frontage Traffic Count Comments:					

Utilities					
Gas:	Natural	Power:		Phone:	
Water:	City	Amps:	200	Cable:	
Sewer:	City	Volts:	480	Broadband:	
		Phase:	3	Broadband Supplier:	
		Power Supplier:			
Utility Comments:					

Contacts for this Availability					
Role	Company	Name	Phone	Email	
Listing Broker	Lee & Associates of MI	John Dinsmore	810.923.9106	john.dinsmore@lee-associates.com	