



Industrial For Lease

Property Name: South Hill Business Park
Location: Lot 3 - Ambassador Parkway
City, State: Lyon Twp., MI
Cross Streets: Grand River Ave./South Hill Rd.
County: Oakland
Zoning: I-2

BUILDING SIZE / AVAILABILITY		Building Type:	Build-to-Suit	Mezzanine:	N/A
Total Building Sq. Ft.:	40,810	Available Shop Sq. Ft.:	20,000 - 40,810	Office Dim:	N/A
Available Sq. Ft.:	20,000 - 40,810	Available Office Sq. Ft.:	To Suit	Shop Dim:	N/A

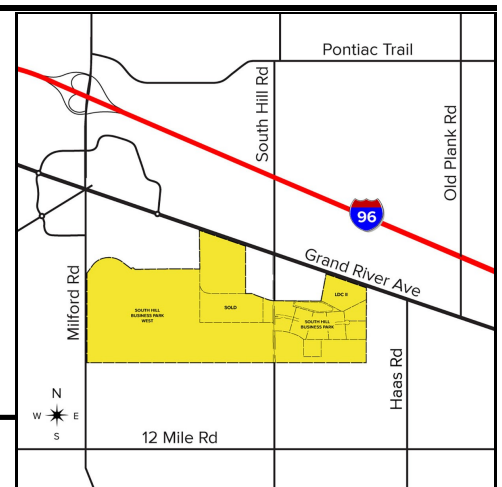
PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	2024
Clear Height:	28'	Rail:	No	Sprinklers:	Yes
Grade Level Door(s):	2: 12 x 14	Security:	No	Signage:	Yes, Building
Truckwells or Docks:	4	Interior:	No	Exterior:	No
Exterior Construction:	Insulated Metal	Lighting:	LED	Roof:	Single Ply TPO
Structural System:	N/A	Bay Sizes:	40' x 48'	Floors:	N/A
Air-Conditioning:	HVAC/HV	Restrooms:	No	Floor Drains:	No
Heating:	Yes	Cranes:	No	Acreage:	2.930
Availability:	Q4 2025	Parking:	70	Land Dimensions:	N/A
Power (Amps/Volts):	N/A				

PRICING INFORMATION		Mthly Rate:	Contact Broker	TD:	N/A
Lease Rate:	Contact Broker	Taxes:	N/A	Deposit:	N/A
Lease Type:	Contact Broker	Parcel #:	21-11-152-003	Assessor #:	N/A
Lease Term:	N/A	Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: N/A

COMMENTS

First building planned in the new South Hill Business Park, located just off of South Hill Road and Grand River Avenue. Convenient I-96 freeway access and surrounded by major businesses, industrial and automotive headquarters. This is an exceptional opportunity in Oakland County's fastest growing community. For more information visit <http://www.southhillbusinesspark.com>.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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