

FOR LEASE

48668 ALPHA DRIVE | WIXOM, MI 48393

IMMEDIATE OCCUPANCY



FOR DETAILS CONTACT:

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PROPERTY SUMMARY

PROPERTY TYPE :	Industrial Warehouse
TOTAL SF:	± 110,758 SF
OFFICE SF:	± 9,318 SF
LAND:	± 7.20 Acres
ASKING LEASE RATE:	\$10.30/SF NNN
ZONING:	IRO
PARCEL ID:	22-08-326-041
YEAR BUILT:	2017
CEILING HEIGHT:	28'
LOADING DOCKS:	Five
GRADE LEVEL:	Two (10'x12')
CRANES:	No
POWER:	2,500amp, 480v, 3p

PLANNED IMPROVEMENTS & DETAILS

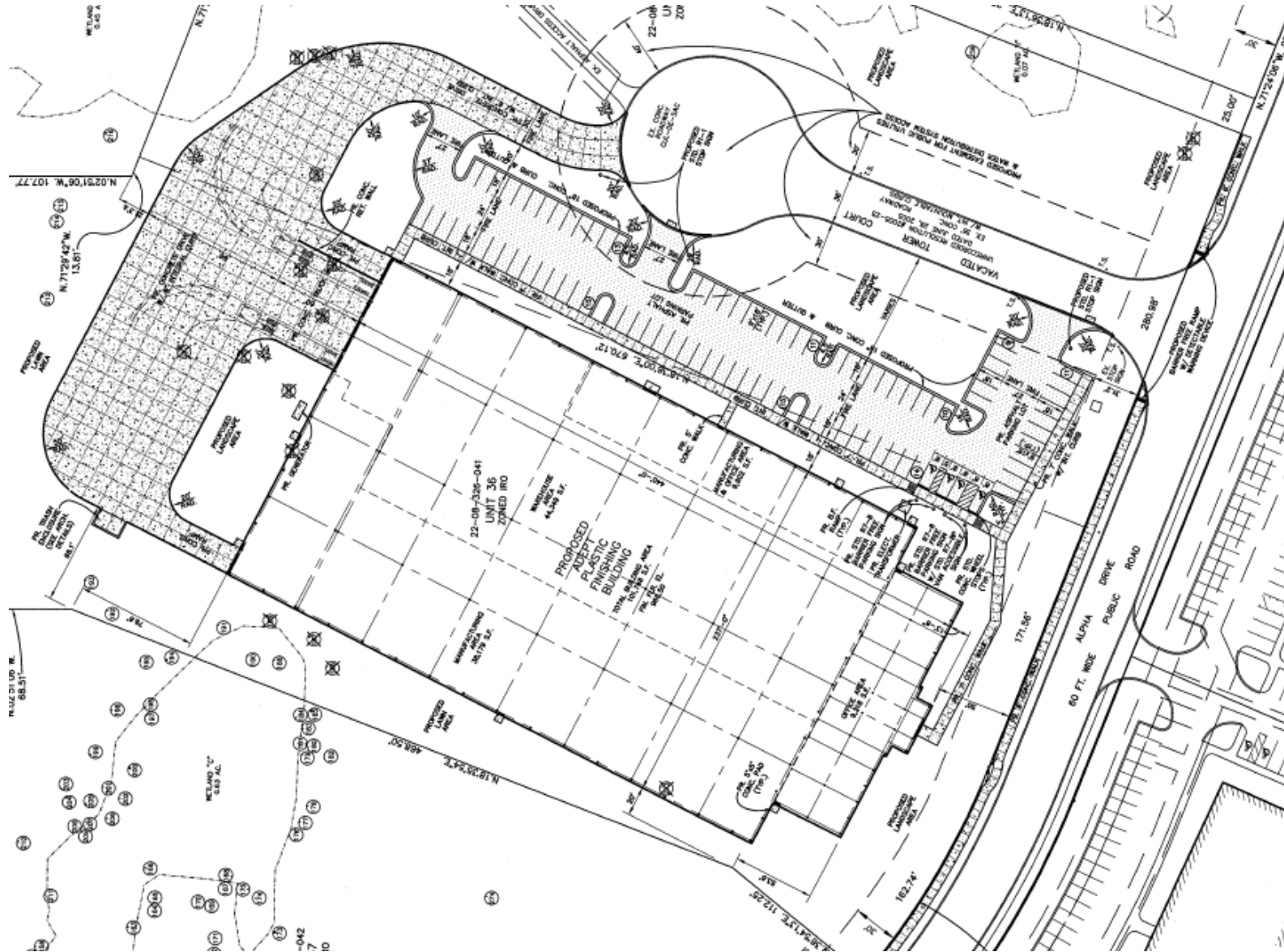
- Replacing 24,000 SF of concrete with new concrete
- New concrete to receive epoxy coating with high-wear urethane topcoat
- Existing shop concrete to be refinished with epoxy and high-wear urethane
- In area with new concrete, all walls and ceilings to be painted
- In area with existing concrete, walls to be painted from floor to 16' up on walls
- All warehouse shop lighting to be upgraded to LED
- New energy-efficient radiant tube heaters to be installed throughout warehouse
- All carpet to be professionally cleaned
- Eight (8) large 10' ceiling fans to be installed throughout warehouse
- Office areas (warehouse and front office) to receive paint refresh as needed
- All tile floors to be cleaned, buffed, and re-waxed
- All existing furniture to remain with the building
- Entry doors, closures, and hardware to be replaced as needed
- All overhead and shipping doors, plus dock levelers, to be serviced
- One (1) 14' overhead door to be replaced in the northwest corner
- Potential water tower signage may be available
- Astemo Americas, a global automotive supplier, is planning a new regional headquarters complex in Wixom, with potential development on Alpha Drive

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SITE PLAN

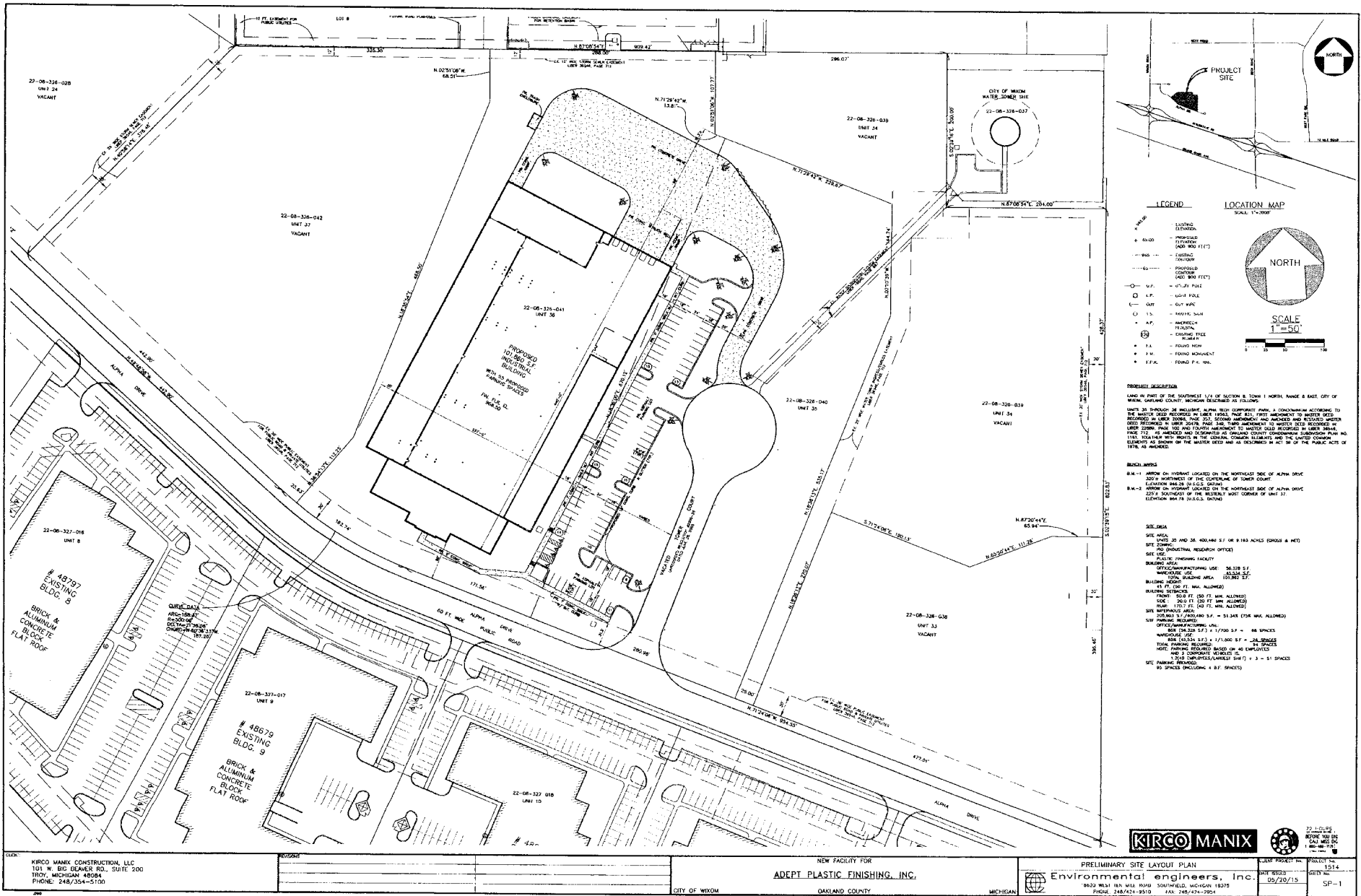


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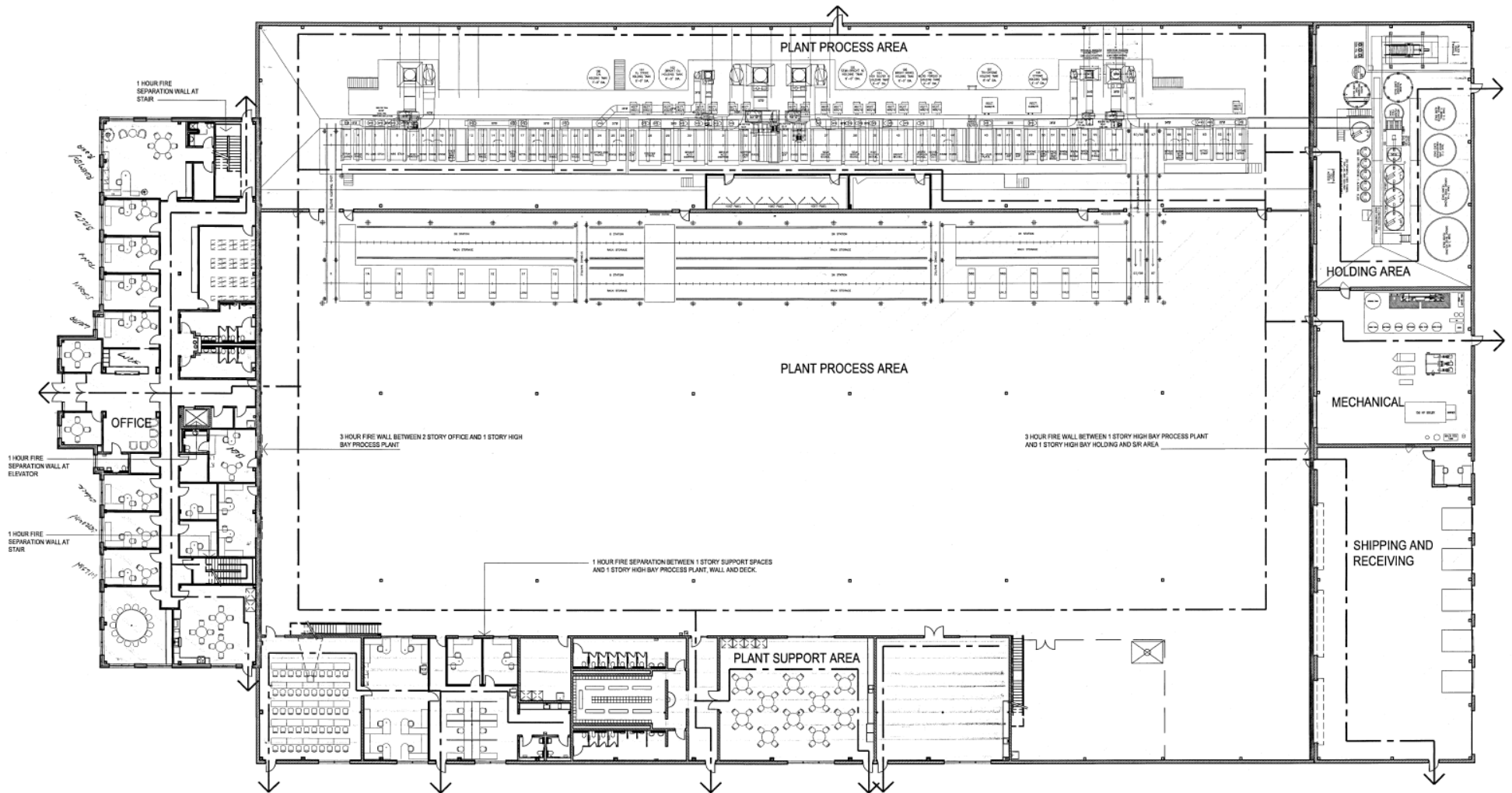


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FLOOR PLAN

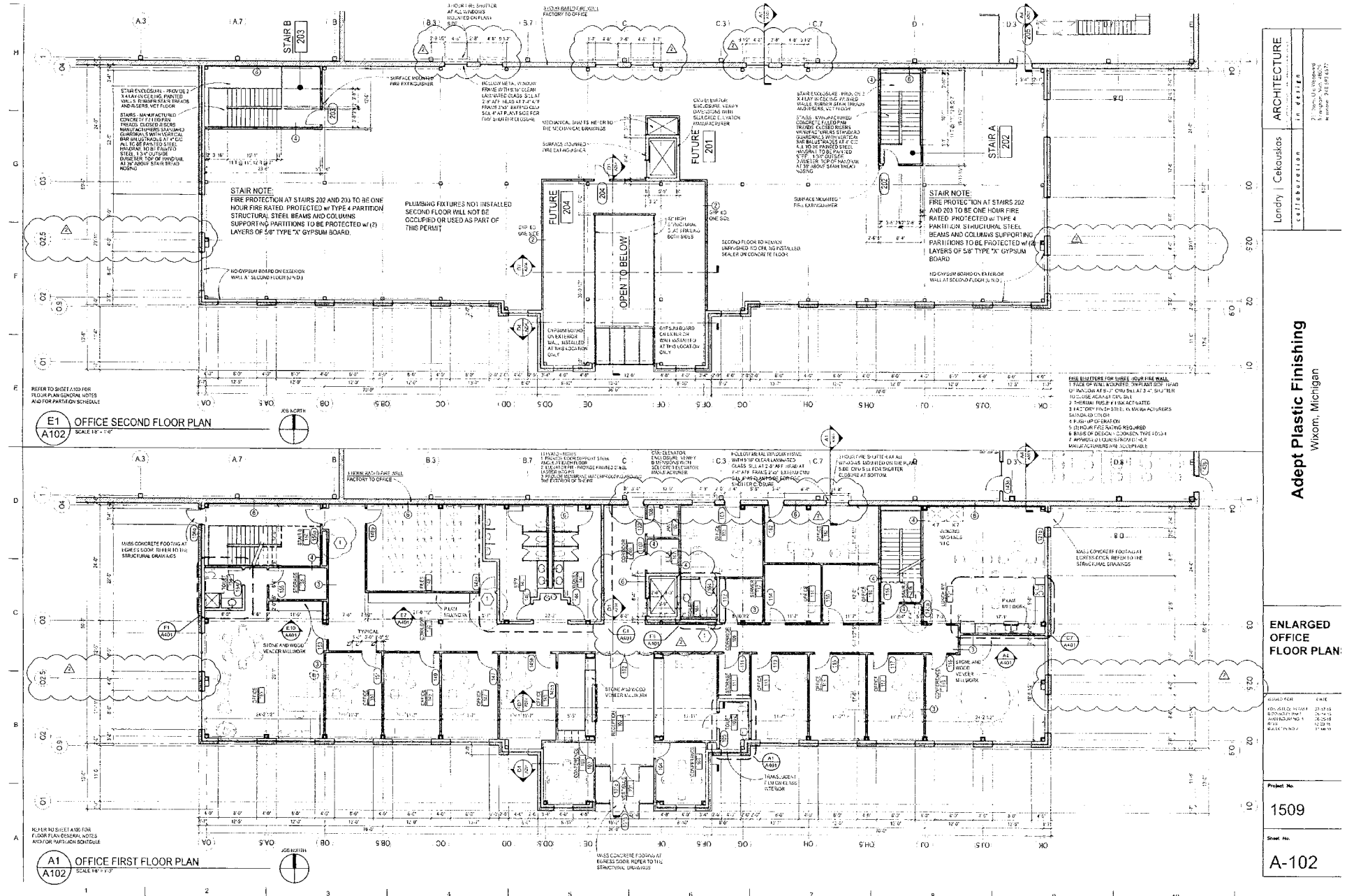


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AERIAL



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VIDEO | EXTERIOR DRONE

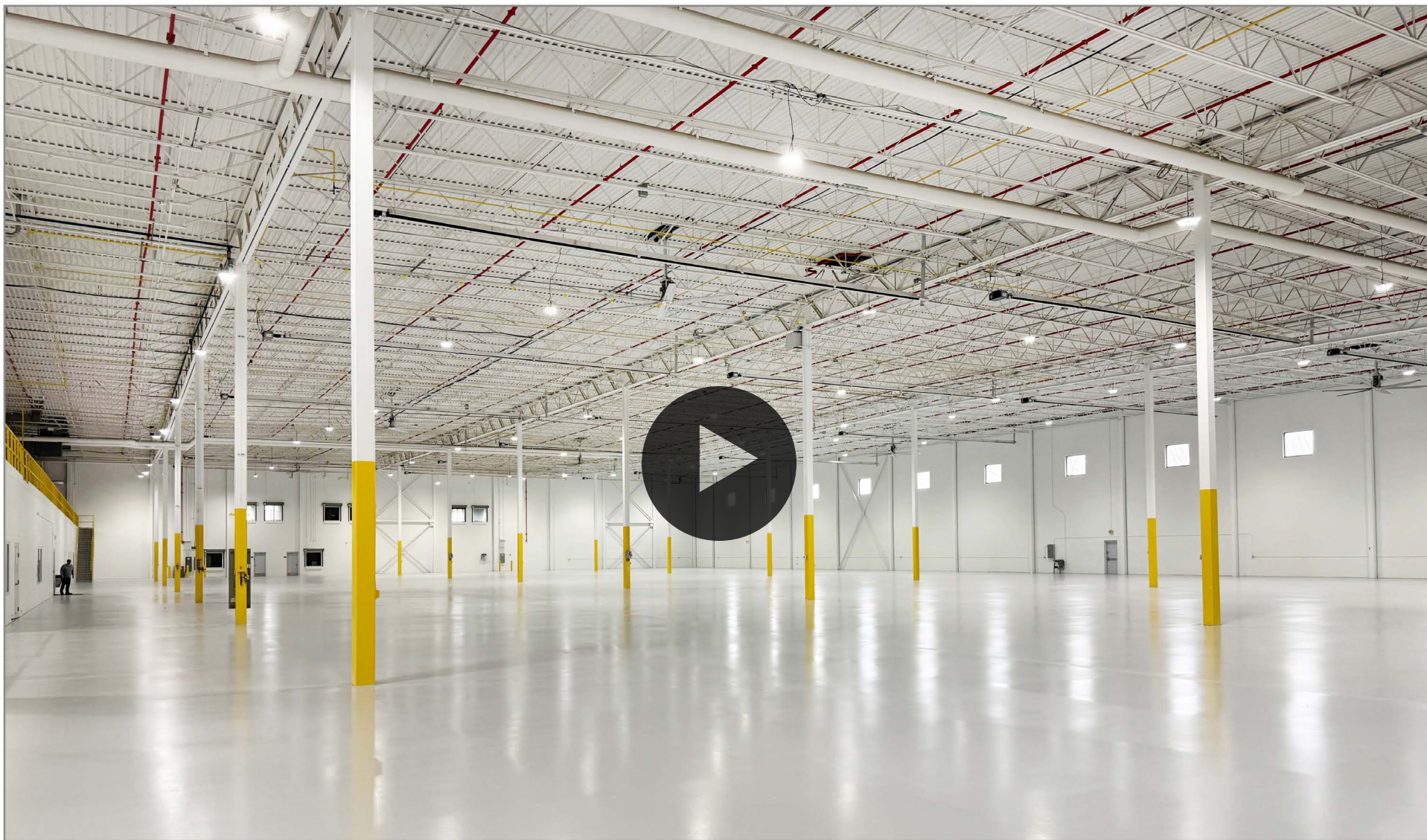


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VIDEO | INTERIOR



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PROPERTY PHOTOS



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