



Hi-Tech For Lease

Property Name: Alpha Tech Park
Location: 48443 Alpha Drive, Unit: #160
City, State: Wixom, MI
Cross Streets: I-96 and Wixom Road
County: Oakland
Zoning: Hi-Tech

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 48,000
Available Sq. Ft.: 6,179

Building Type: Built
Available Shop Sq. Ft.: 6,179
Available Office Sq. Ft.: To Suit

Mezzanine: N/A
Office Dim: N/A
Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 16'
Grade Level Door(s): 1: 12 x 14
Truckwells or Docks: 0
Exterior Construction: Brick
Structural System: Steel
Air-Conditioning: N/A
Heating: HVAC
Availability: Immediately
Power (Amps/Volts): 1200 Amps, 277/480 Volts

Multi-Tenant: Yes
Rail: No
Security: No
Interior: N/A
Lighting: Metal Halide
Bay Sizes: 40 x 40
Restrooms: N/A
Cranes: No
Parking: 179

Year Built: 2000
Sprinklers: Yes
Signage: None
Exterior: N/A
Roof: Metal Deck
Floors: Concrete
Floor Drains: No
Acreage: 17.000
Land Dimensions: N/A

PRICING INFORMATION

Lease Rate: \$11.50
Lease Type: NNN
Lease Term: N/A

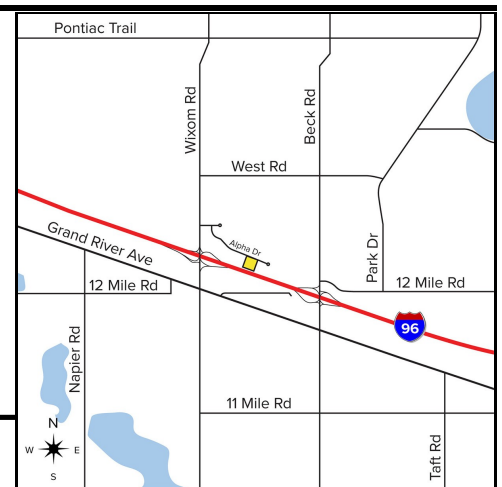
Mthly Rate: N/A
Taxes: \$69,520.25 (2025)
Parcel #: 22-08-327-019
Imprv Allow: N/A

TD: N/A
Deposit: N/A
Assessor #: N/A
Options: N/A

Tenant Responsibility: Estimated CAM, Taxes & Insurance: \$3.10 per Sq. Ft.

COMMENTS

This state-of-the-art hi-tech development, situated in a beautiful campus-like setting, provides convenient access to major expressways and meets the diverse needs of today's technology based corporations. The development is uniquely complimented by a number of convenient area amenities including the Holiday Inn Express located within the park, as well as many business services such as the post office, overnight delivery services, banks, gas stations and restaurants all within minutes of the strategically located Alpha Tech Park.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Dave Green, (248) 948-4184, dgreen@signatureassociates.com