



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	Building Type: Built	Mezzanine: N/A
Available Sq. Ft.: 6,179	Available Shop Sq. Ft.: 6,179	Office Dim: N/A
	Available Office Sq. Ft.: To Suit	Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 16'	Multi-Tenant: Yes	Year Built: 2000
Grade Level Door(s): 1: 12 x 14	Rail: No	Sprinklers: Yes
Truckwells or Docks: 0	Security: No	Signage: None
Exterior Construction: Brick	Interior: N/A	Exterior: N/A
Structural System: Steel	Lighting: Metal Halide	Roof: Metal Deck
Air-Conditioning: N/A	Bay Sizes: 40 x 40	Floors: Concrete
Heating: HVAC	Restrooms: N/A	Floor Drains: No
Availability: Immediately	Cranes: No	Acreage: 17.000
Power (Amps/Volts): 1200 Amps, 277/480 Volts	Parking: 179	Land Dimensions: N/A

PRICING INFORMATION

Lease Rate: \$11.50	Mthly Rate: N/A	TD: N/A
Lease Type: NNN	Taxes: \$69,520.25 (2025)	Deposit: N/A
Lease Term: N/A	Parcel #: 22-08-327-019	Assessor #: N/A
	Imprv Allow: N/A	Options: N/A

Tenant Responsibility: 2026 Estimated CAM, Taxes & Insurance: \$3.85 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