



Industrial For Sale or Lease

Property Name:

Location: 3199 Lapeer Road
City, State: Auburn Hills, MI
Cross Streets: Opdyke
County: Oakland
Zoning: Light Industrial

BUILDING SIZE / AVAILABILITY

Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	46,854	Available Shop Sq. Ft.:	42,000
Available Sq. Ft.:	46,854	Available Office Sq. Ft.:	4,854
		Office Dim:	N/A
		Shop Dim:	N/A

PROPERTY INFORMATION

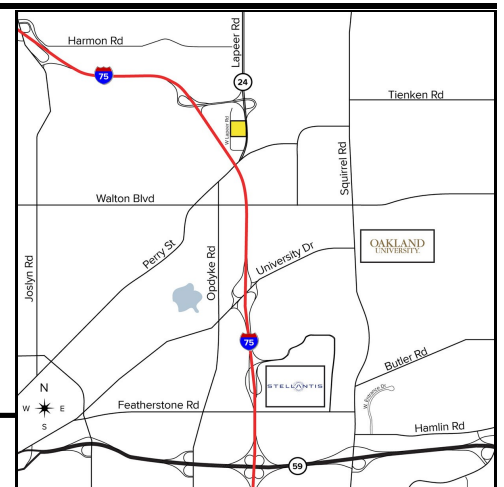
Freestanding:	Yes	Year Built:	1997 (Retrofit: 2026)
Clear Height:	19'7" - 26'6"	Rail:	No
Grade Level Door(s):	2: 12 x 14, 16 x 20	Security:	Yes
Truckwells or Docks:	0	Interior:	N/A
Exterior Construction:	Block/Steel	Lighting:	LED
Structural System:	Steel	Bay Sizes:	56' x 49'10"
Air-Conditioning:	No	Restrooms:	Yes
Heating:	Radiant/Air Rot	Cranes:	No
Availability:	Immediately	Parking:	81
Power (Amps/Volts):	3600 Amps, 480 Volts		
		Roof:	Rubber
		Floors:	6" Inch
		Floor Drains:	No
		Acreage:	9.510
		Land Dimensions:	N/A

PRICING INFORMATION

Lease Rate:	\$8.95	Mthly Rate:	N/A	Deposit:	N/A
Lease Type:	NNN	Lease Term:	N/A	TD:	N/A
Sale Price:	\$6,950,000 (\$148.33/sqft)	Taxes:	\$63,734.12 (2025)	Parcel #:	14-11-176-037 & 028
Imprv Allow:	N/A	Options:	N/A	Assessor #:	N/A
Tenant Responsibility:	N/A				

COMMENTS

First-class facility with room for expansion. Renovated in 2026. Great manufacturing building on 9.5 acres. Heavy power and bus duct.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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