



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

Total Building Sq. Ft.: 46,854

Available Sq. Ft.: 46,854

Building Type:

Built

Available Shop Sq. Ft.: 42,000

Available Office Sq. Ft.: 4,854

Mezzanine: N/A

Office Dim: N/A

Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 25' - 29'

Grade Level Door(s): 2: 12 x 14, 16 x 20

Truckwells or Docks: 0

Exterior Construction: Block/Steel

Structural System: Steel

Air-Conditioning: No

Heating: Radiant/Air Rot

Availability: Immediately

Power (Amps/Volts): 3600 Amps, 480 Volts

Freestanding: Yes

Rail: No

Security: Yes

Interior: N/A

Lighting: LED

Bay Sizes: 56' x 49'10"

Restrooms: Yes

Cranes: No

Parking: 81

Year Built: 1997 (Retrofit: 2026)

Sprinklers: Yes

Signage: Yes

Exterior: N/A

Roof: Rubber

Floors: 6" Inch

Floor Drains: No

Acreage: 9.510

**Land
Dimensions:** N/A

PRICING INFORMATION

Lease Rate: \$8.95

Lease Type: NNN

Sale Price: \$6,950,000 (\$148.33/sqft)

Imprv Allow: N/A

Mthly Rate: N/A

Lease Term: N/A

Taxes: \$63,734.12 (2025)

Options: N/A

Deposit: N/A

TD: N/A

Parcel #: 14-11-176-037 & 028

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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