



## Industrial For Lease

**Property Name:** Wixom Business Center  
**Location:** 46902 Liberty Drive  
**City, State:** Wixom, MI  
**Cross Streets:** Beck Road  
**County:** Oakland  
**Zoning:** M-1, Light Industrial

### BUILDING SIZE / AVAILABILITY

|                                       |                                        |                         |
|---------------------------------------|----------------------------------------|-------------------------|
| <b>Total Building Sq. Ft.:</b> 18,900 | <b>Building Type:</b> Built            | <b>Mezzanine:</b> 3,500 |
| <b>Available Sq. Ft.:</b> 18,900      | <b>Available Shop Sq. Ft.:</b> 15,400  | <b>Office Dim:</b> N/A  |
|                                       | <b>Available Office Sq. Ft.:</b> 3,500 | <b>Shop Dim:</b> N/A    |

### PROPERTY INFORMATION

|                                                             |                             |
|-------------------------------------------------------------|-----------------------------|
| <b>Freestanding:</b> Yes                                    | <b>Year Built:</b> 1994     |
| <b>Clear Height:</b> 18'                                    | <b>Sprinklers:</b> Yes      |
| <b>Grade Level Door(s):</b> 2: 12 x 14                      | <b>Signage:</b> Building    |
| <b>Truckwells or Docks:</b> 1                               | <b>Exterior:</b> Yes        |
| <b>Exterior Construction:</b> Masonry                       | <b>Roof:</b> N/A            |
| <b>Structural System:</b> Steel/Masonry                     | <b>Floors:</b> N/A          |
| <b>Air-Conditioning:</b> Office                             | <b>Floor Drains:</b> No     |
| <b>Heating:</b> Radiant Tube                                | <b>Acreage:</b> 1.770       |
| <b>Availability:</b> Q1 2026                                | <b>Land Dimensions:</b> N/A |
| <b>Power (Amps/Volts):</b> 600 Amps, 240/480 Volts, 3-Phase |                             |

### PRICING INFORMATION

|                           |                                       |                        |
|---------------------------|---------------------------------------|------------------------|
| <b>Lease Rate:</b> \$9.50 | <b>Mthly Rate:</b> N/A                | <b>TD:</b> N/A         |
| <b>Lease Type:</b> NNN    | <b>Taxes:</b> \$24,976.87 (2024/2025) | <b>Deposit:</b> N/A    |
| <b>Lease Term:</b> N/A    | <b>Parcel #:</b> 22-09-151-009        | <b>Assessor #:</b> N/A |
|                           | <b>Imprv Allow:</b> N/A               | <b>Options:</b> N/A    |

**Tenant Responsibility:** N/A

### COMMENTS



**Broker:** SIGNATURE ASSOCIATES

#### Agent(s):

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