



Industrial For Lease

Property Name: Grand Oaks Commerce Park
Location: 28047 Grand Oaks Court
City, State: Wixom, MI
Cross Streets: W. of Wixom Road / N. of Grand River
County: Oakland
Zoning: IRO

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	23,934	Available Shop Sq. Ft.:	20,374	Office Dim:	N/A
Available Sq. Ft.:	23,934	Available Office Sq. Ft.:	3,560	Shop Dim:	120 x 165

PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1996 (Retrofit: 2024)
Clear Height:	18'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	2: 12 x 12, 12 x 14	Security:	No	Signage:	Monument
Truckwells or Docks:	1	Interior:	No	Exterior:	Yes
Exterior Construction:	Masonry Block	Lighting:	T-5	Roof:	Rubber Membrane
Structural System:	Steel/Masonry	Bay Sizes:	60x165	Floors:	Sealed Concrete
Air-Conditioning:	Office	Restrooms:	5	Floor Drains:	No
Heating:	Radiant Tube	Cranes:	No	Acreage:	2.120
Availability:	Immediately	Parking:	42, Surface	Land Dimensions:	N/A
Power (Amps/Volts):	2000 Amps, 120/208 Volts				

PRICING INFORMATION

Lease Rate:	Contact Broker	Mthly Rate:	Contact Broker	TD:	N/A
Lease Type:	N/A	Taxes:	\$32,867.34 (2025)	Deposit:	N/A
Lease Term:	N/A	Parcel #:	22-07-401-037	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: N/A

COMMENTS

Well maintained and freshly painted. New roof. Corporate image facility on a large lot. Heavy power with a 1,600 sq. ft. load supporting mezzanine. New truck dock being installed. Immediate access to I-96 freeway via Wixom Road. Close to all services.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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