



Industrial For Sale or Lease

Property Name: Crossroads Business Center
Location: 28525 Beck Road, Unit: #114
City, State: Wixom, MI
Cross Streets: I-96
County: Oakland
Zoning: M-1

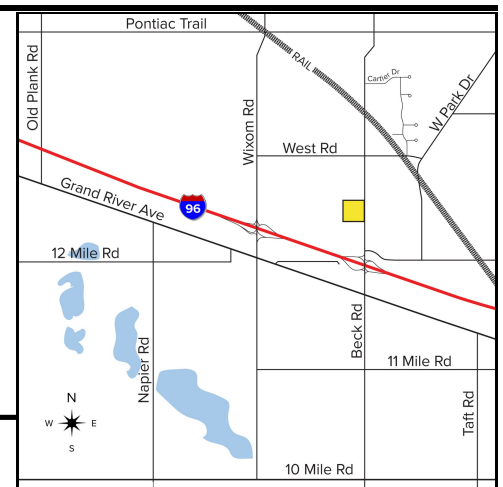
BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	50,000	Available Shop Sq. Ft.:	1,400	Office Dim:	N/A
Available Sq. Ft.:	2,800	Available Office Sq. Ft.:	1,400	Shop Dim:	N/A

PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	2006
Clear Height:	18'	Rail:	No	Sprinklers:	Yes
Grade Level Door(s):	1	Security:	Yes	Signage:	Building
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Masonry	Lighting:	LED	Roof:	N/A
Structural System:	Masonry	Bay Sizes:	N/A	Floors:	Polished Con.
Air-Conditioning:	Yes	Restrooms:	1	Floor Drains:	No
Heating:	Gas Forced Air	Cranes:	No	Acreage:	4.130
Availability:	August 1, 2026	Parking:	20, Surface	Land Dimensions:	N/A
Power (Amps/Volts):	250 Amps				

PRICING INFORMATION		Mthly Rate:	N/A	Deposit:	N/A
Lease Rate:	\$14.00	Lease Term:	-	TD:	N/A
Lease Type:	NNN	Taxes:	\$8,793.84 (2025)	Parcel #:	22-08-427-014
Sale Price:	\$490,000 (\$175.00/sqft)	Options:	N/A	Assessor #:	N/A
Imprv Allow:	N/A				
Tenant Responsibility:	N/A				

COMMENTS

Industrial/flex condo for sale or lease with immediate access to I-96 freeway at Beck Road interchange. This end condo is located at the northwest corner of the complex, with a professional open plan, warehouse, mezzanine, small commercial kitchen with appliances, a long countertop, 18' ceiling clearance, and one (1) 12'x14' overhead door.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Jeff Lemanski, (248) 359-0641, jlemanski@signatureassociates.com