

SIGNATURE ASSOCIATES
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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

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

PROPERTY INFORMATION

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

PRICING INFORMATION

Lease Rate:	$12.00	**Mthly Rate:**	N/A	**Deposit:**	N/A
Lease Type:	NNN	**Lease Term:**	-	**TD:**	N/A
Sale Price:	$490,000 ($175.00/sqft)	**Taxes:**	$8,793.84 (2025)	**Parcel #:**	22-08-427-014
Imprv Allow:	N/A	**Options:**	N/A	**Assessor #:**	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):
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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.