



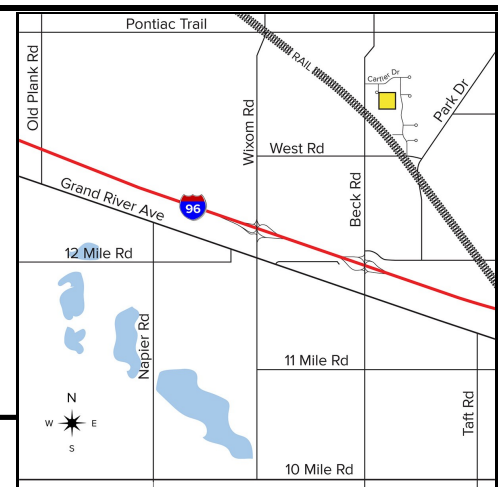
## Industrial For Sale or Lease

**Property Name:** Beck North Corporate Park  
**Location:** 47151 Cartier Court  
**City, State:** Wixom, MI  
**Cross Streets:** Beck Road and West Road  
**County:** Oakland  
**Zoning:** Lt Industrial

BUILDING SIZE / AVAILABILITY		Building Type:		Built	Mezzanine:	2,800
Total Building Sq. Ft.:	42,504	Available Shop Sq. Ft.:		39,704	Office Dim:	N/A
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PROPERTY INFORMATION		Freestanding:		Yes	Year Built:	1999
Clear Height:	22'	Rail:	No		Sprinklers:	Yes
Grade Level Door(s):	3: 12 x 14, 14 x 14	Security:	Yes		Signage:	Yes
Truckwells or Docks:	1	Interior:	No		Exterior:	Yes
Exterior Construction:	Steel/Block	Lighting:	T-5		Roof:	Steel
Structural System:	Steel	Bay Sizes:	N/A		Floors:	6"
Air-Conditioning:	Office	Restrooms:	3		Floor Drains:	No
Heating:	Radiant Tube	Cranes:	No		Acreage:	2.270
Availability:	Immediately	Parking:	54		Land Dimensions:	N/A
Power (Amps/Volts):	1000 Amps, 480 Volts, 3-Phase					
PRICING INFORMATION						
Lease Rate:	\$9.50	Mthly Rate:	N/A		Deposit:	N/A
Lease Type:	NNN	Lease Term:	-		TD:	N/A
Sale Price:	\$5,653,032 (\$133.00/sqft)	Taxes:	\$66,316.36 (2024)		Parcel #:	22-04-152-012
Imprv Allow:	N/A	Options:	N/A		Assessor #:	N/A
Tenant Responsibility:	N/A					

### COMMENTS

Meticulously maintained 42,504 sq. ft. warehouse building for sale. 2,800 sq. ft. load supporting mezzanine. Building features 22' clear height, one truck dock with leveler, three 12'x14' and 14'x14' grade level doors, and 480-volt power.



**Broker:** SIGNATURE ASSOCIATES

#### Agent(s):

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