



Industrial For Sale or Lease

Property Name:

Location: 49250 West Road
City, State: Wixom, MI
Cross Streets: East of Wixom Road
County: Oakland
Zoning: M-1

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 36,081	Building Type: Built	Mezzanine: 1,672
Available Sq. Ft.: 36,081	Available Shop Sq. Ft.: 26,847	Office Dim: N/A
	Available Office Sq. Ft.: 9,234	Shop Dim: N/A

PROPERTY INFORMATION

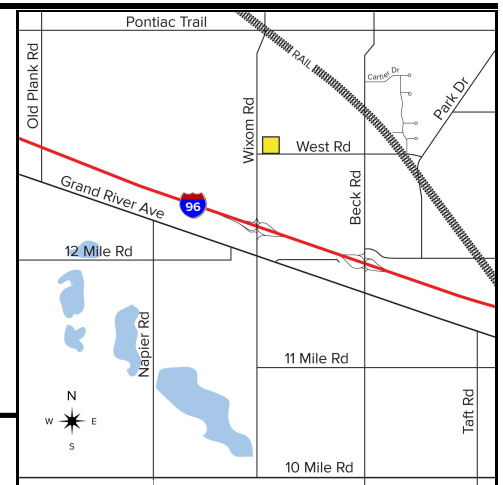
Freestanding: Yes	Year Built: 2025
Clear Height: 24'	Sprinklers: Yes
Grade Level Door(s): 1: 12 x 14	Signage: Yes
Truckwells or Docks: 1	Exterior: Yes
Exterior Construction: Block	Roof: Rubber
Structural System: Steel	Floors: 8"
Air-Conditioning: N/A	Floor Drains: Yes
Heating: Cambridge	Acreage: 2.780
Availability: Immediately	Land Dimensions: N/A
Power (Amps/Volts): 3000 Amps, 480 Volts	

PRICING INFORMATION

Lease Rate: \$14.50	Mthly Rate: N/A	Deposit: N/A
Lease Type: NNN	Lease Term: N/A	TD: N/A
Sale Price: \$5,950,000 (\$164.91/sqft)	Taxes: \$70,881 (2024/25)	Parcel #: 22-05-352-016
Imprv Allow: N/A	Options: N/A	Assessor #: N/A
Tenant Responsibility: N/A		

COMMENTS

Brand new turn-key new construction! Never occupied. 15 unisex restrooms, IT server room, 2 EV chargers, card reader security system, fully furnished and back-up natural gas generator. Too many extras to list them all. Must see to appreciate quality!



Broker: SIGNATURE ASSOCIATES

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