

FOR SALE/LEASE



49250 WEST ROAD WIXOM, MICHIGAN

**36,081 SQUARE FOOT
INDUSTRIAL FACILITY**

For more information, contact:

JOE HAMWAY

(248) 948 0113

jhamway@signatureassociates.com

JIM MONTGOMERY

(248) 359 0614

jmontgomery@signatureassociates.com



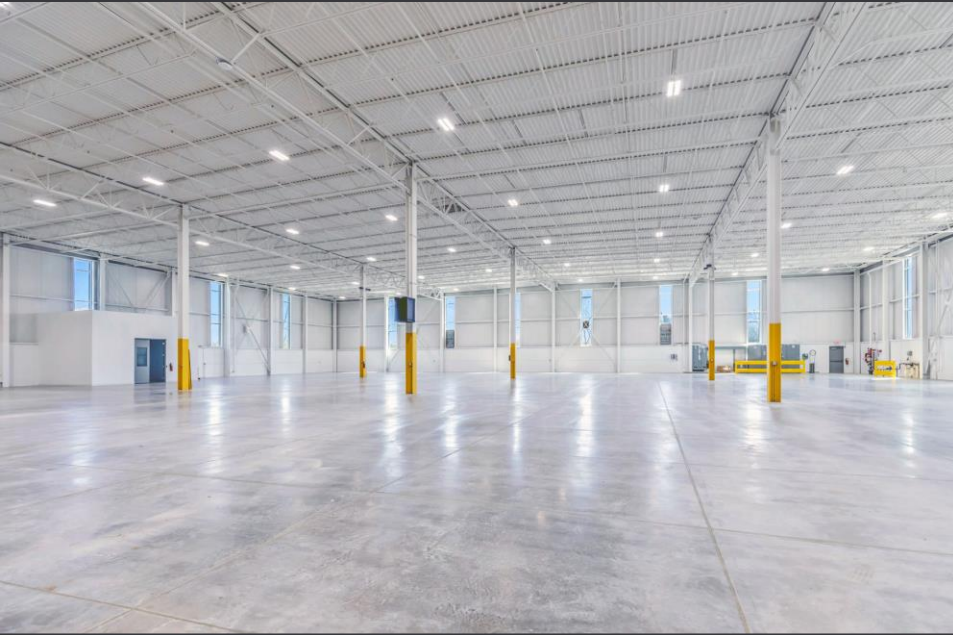
**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

PROPERTY OVERVIEW



- 36,081 square feet available
- 9,234 square feet of office space
- 24' clear height
- (1) 12' x 14' grade level door
- (1) exterior truckwell
- 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
- All furnishings and information technology included
- Too many extras to list them all
- Must see to appreciate quality
- Lease Rate: \$14.50/sq. ft. NNN
- Sale Price: \$5,950,000 (\$164.91/sq. ft.)

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS

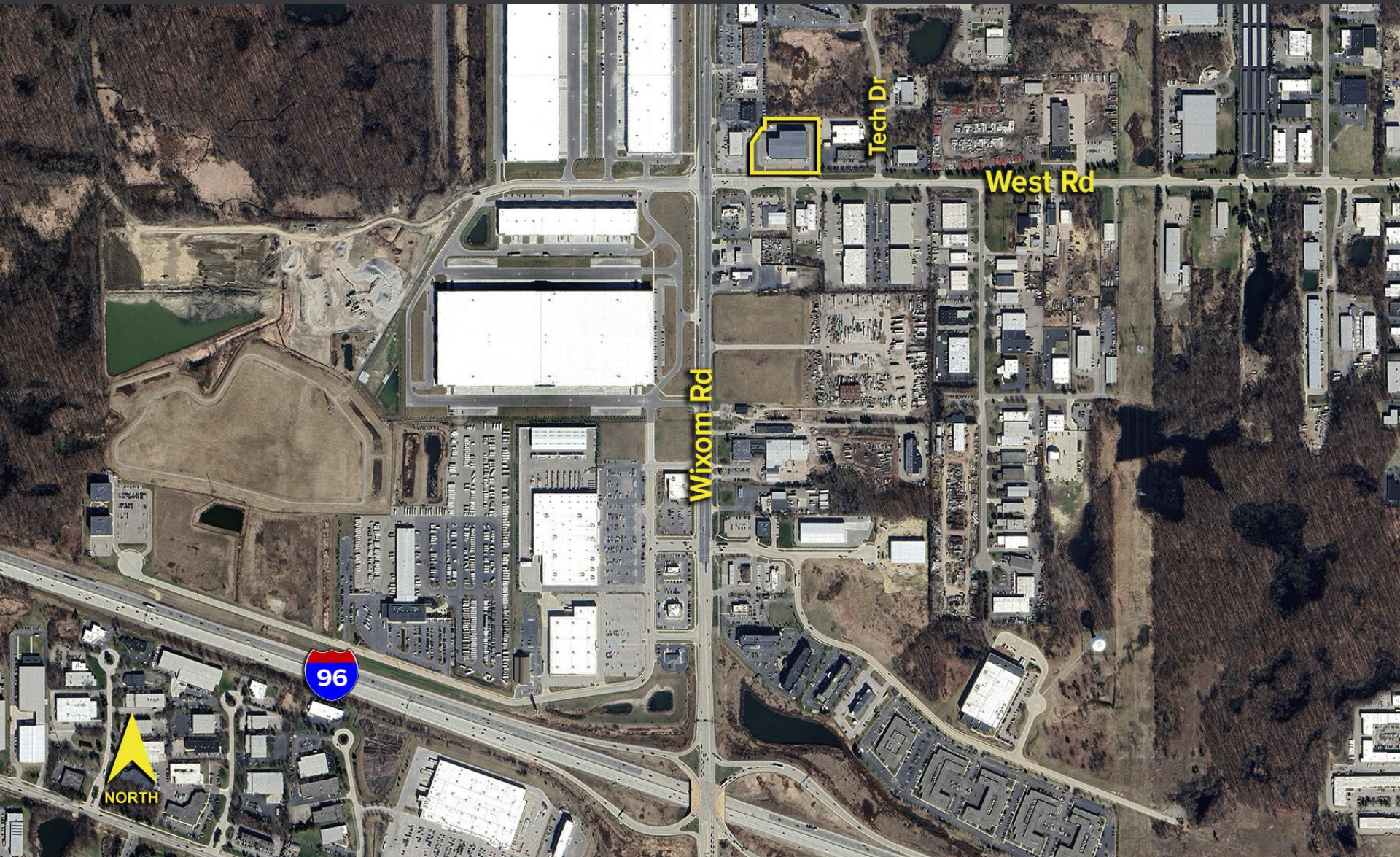


AERIAL VIEW



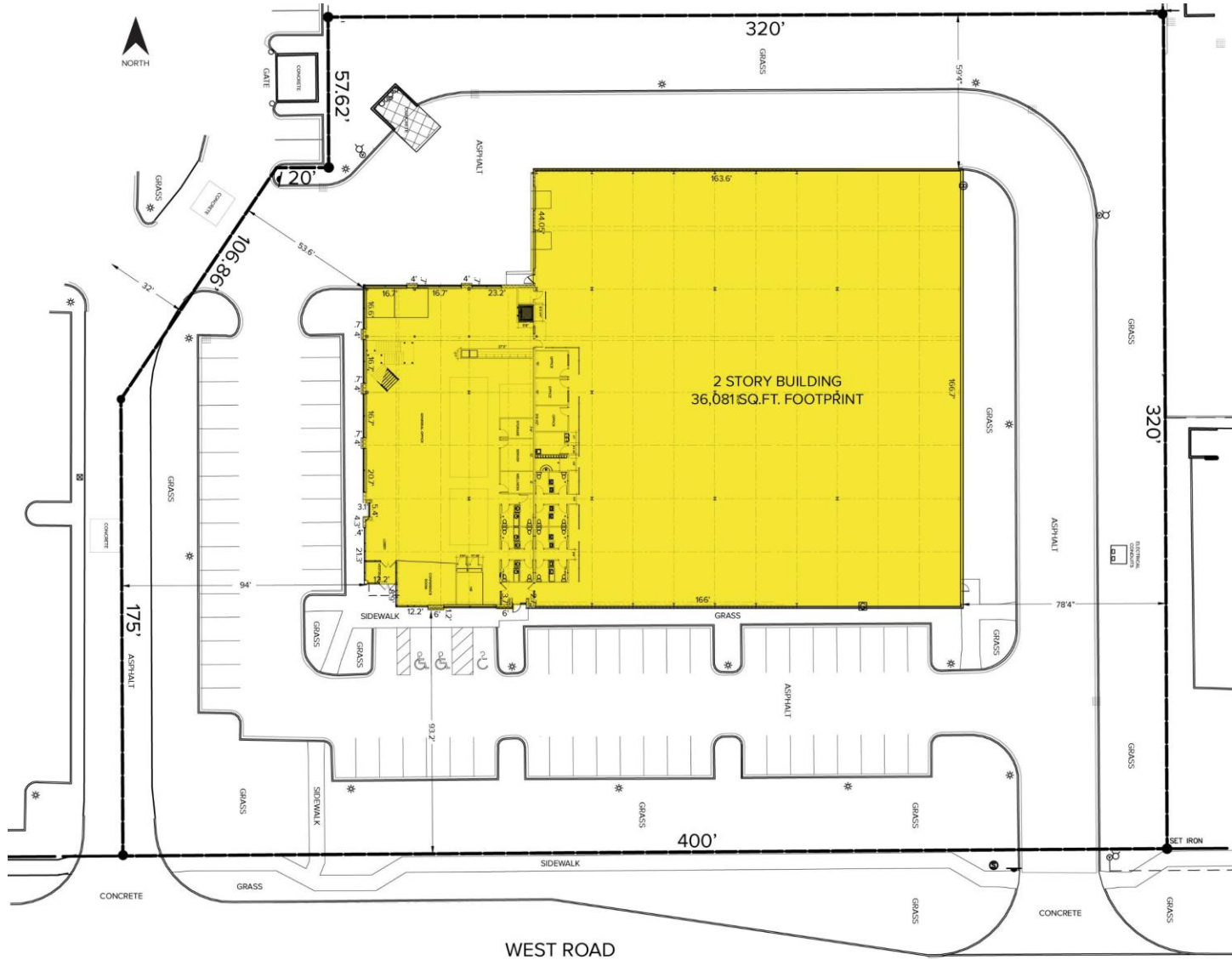
49250 WEST ROAD | WIXOM, MI

AERIAL VIEW

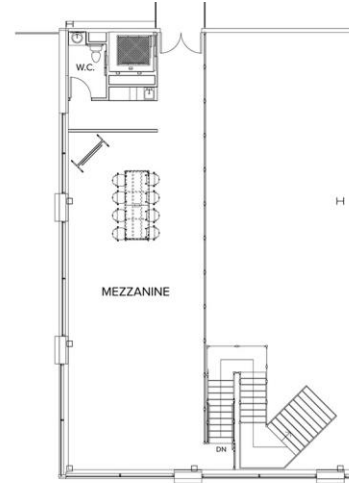
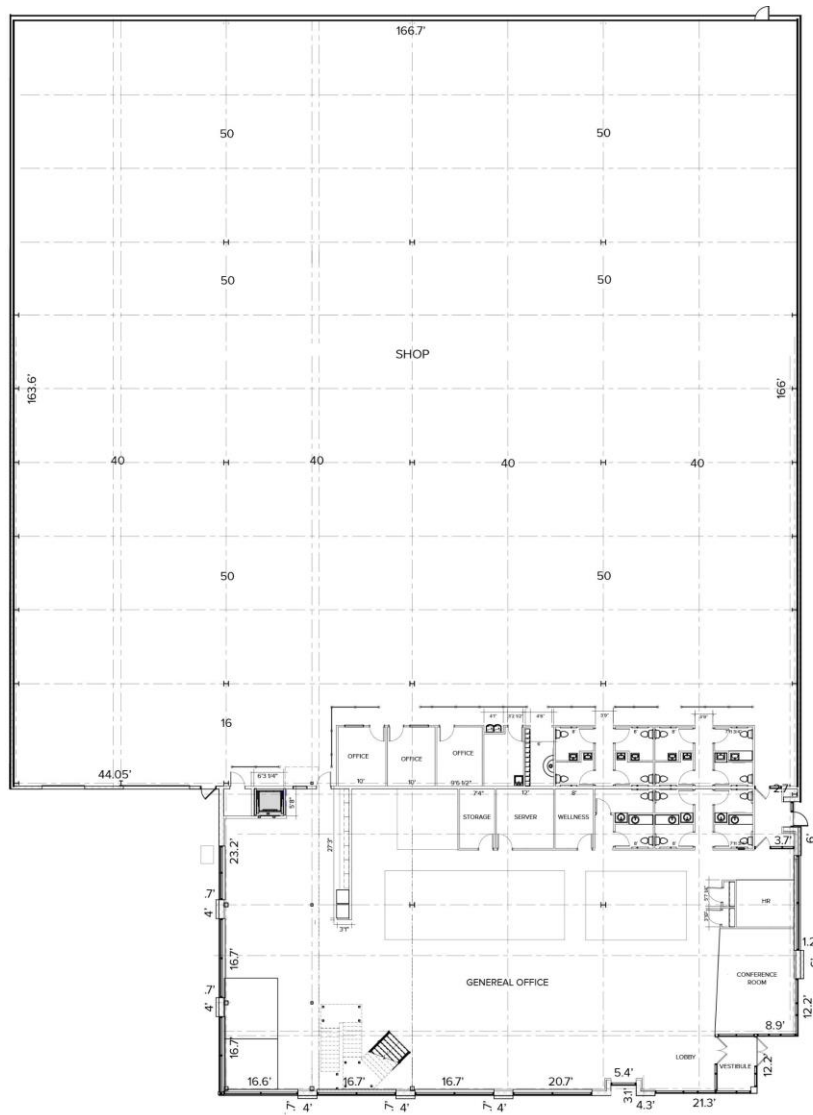


49250 WEST ROAD | WIXOM, MI

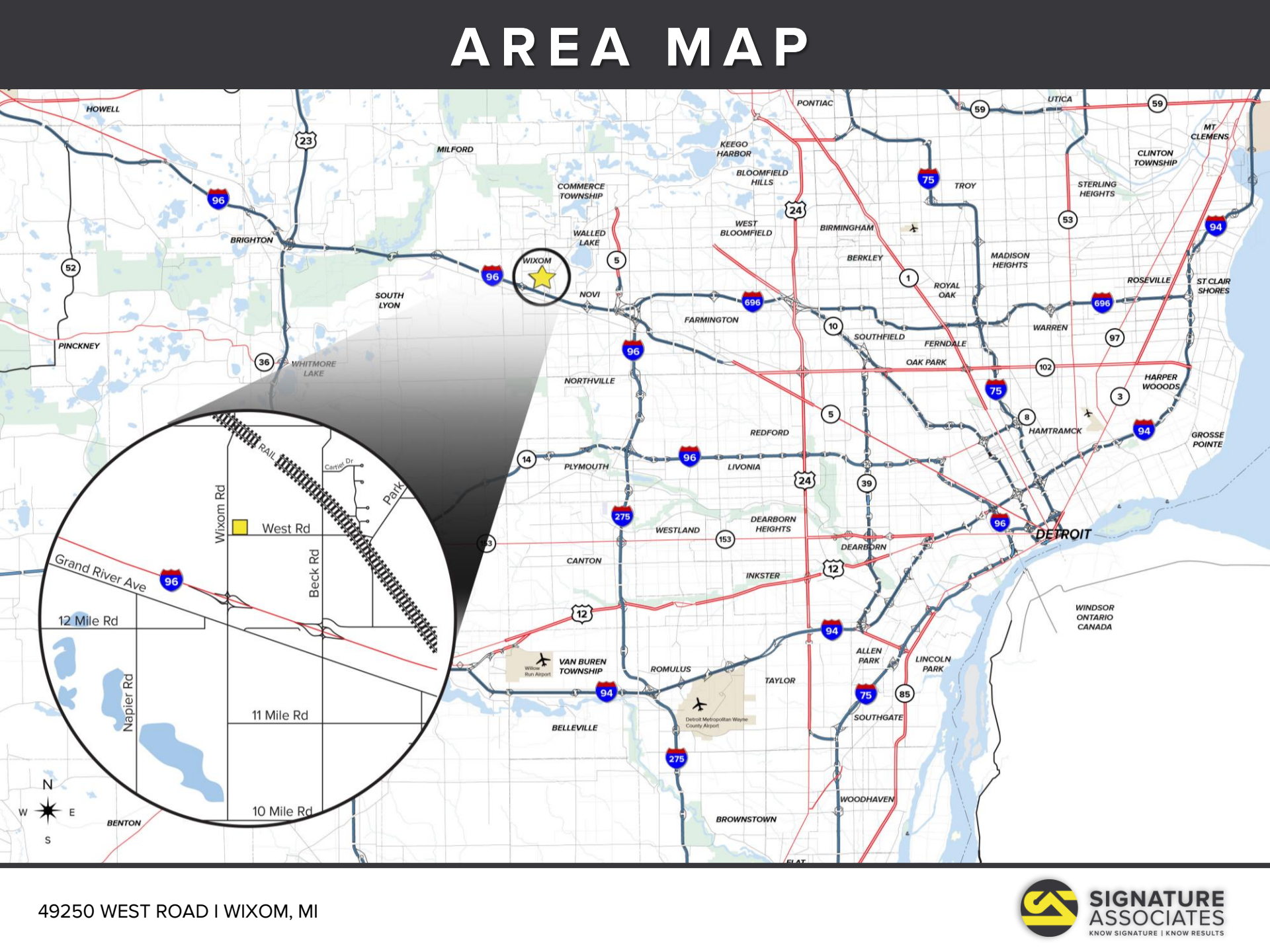
SITE PLAN



FLOOR PLAN & OFFICE LAYOUT



49250 WEST ROAD | WIXOM, MI

[illegible][illegible]

For more information, contact:

JOE HAMWAY

(248) 948 0113

jhamway@signatureassociates.com

JIM MONTGOMERY

(248) 359 0614

jmontgomery@signatureassociates.com

SIGNATURE ASSOCIATES

One Towne Square, Suite 1200

Southfield, Michigan 48076

(248) 948 9000

www.signatureassociates.com



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.