



Hi-Tech For Lease

Property Name:

Location: 3100 Hilton Road

City, State: Ferndale, MI

Cross Streets: Hilton Road and I-696

County: Oakland

Zoning: MXD-2

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	650
Total Building Sq. Ft.:	4,300	Available Shop Sq. Ft.:	2,813	Office Dim:	N/A
Available Sq. Ft.:	4,300	Available Office Sq. Ft.:	837	Shop Dim:	N/A

PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	1974 (Retrofit: 2023)
Clear Height:	12'	Rail:	No	Sprinklers:	Yes
Grade Level Door(s):	2: 10 x 10, 10 x 12	Security:	No	Signage:	Monument
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Brick	Lighting:	LED	Roof:	Flat
Structural System:	Steel	Bay Sizes:	N/A	Floors:	N/A
Air-Conditioning:	HVAC	Restrooms:	5	Floor Drains:	No
Heating:	HVAC	Cranes:	No	Acreage:	0.120
Availability:	Immediately	Parking:	Dedicated	Land Dimensions:	N/A
Power (Amps/Volts):	N/A				

PRICING INFORMATION

Lease Rate:	\$15.00	Mthly Rate:	N/A	TD:	N/A
Lease Type:	NNN	Taxes:	\$9,129.45 (2024)	Deposit:	N/A
Lease Term:	N/A	Parcel #:	25-26-111-006	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: N/A

COMMENTS

Unique building with warehouse, office or retail, and living space on 2nd floor. Freshly painted and clean, ready to move in. Great for someone looking for live/work space.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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