



## 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

**Total Building Sq. Ft.:** 3,753  
**Available Sq. Ft.:** 3,753

**Building Type:** Built  
**Available Shop Sq. Ft.:** 1,305  
**Available Office Sq. Ft.:** 1,710

**Mezzanine:** 738  
**Office Dim:** N/A  
**Shop Dim:** N/A

### PROPERTY INFORMATION

**Clear Height:** 12'  
**Grade Level Door(s):** 2: 10 x 10, 10 x 12  
**Truckwells or Docks:** 0  
**Exterior Construction:** Brick  
**Structural System:** Steel  
**Air-Conditioning:** HVAC  
**Heating:** HVAC  
**Availability:** Immediately  
**Power (Amps/Volts):** N/A

**Multi-Tenant:** Yes  
**Rail:** No  
**Security:** No  
**Interior:** N/A  
**Lighting:** LED  
**Bay Sizes:** N/A  
**Restrooms:** 5  
**Cranes:** No  
**Parking:** 4, Dedicated

**Year Built:** 1974 (Retrofit: 2023)  
**Sprinklers:** Yes  
**Signage:** Monument  
**Exterior:** N/A  
**Roof:** Flat  
**Floors:** N/A  
**Floor Drains:** No  
**Acreage:** 0.120  
**Land Dimensions:** N/A

### PRICING INFORMATION

**Lease Rate:** \$15.00  
**Lease Type:** NNN  
**Lease Term:** N/A

**Mthly Rate:** N/A  
**Taxes:** \$9,129.45 (2024)  
**Parcel #:** 25-26-111-006  
**Imprv Allow:** N/A

**TD:** N/A  
**Deposit:** N/A  
**Assessor #:** N/A  
**Options:** N/A

**Tenant Responsibility:** N/A

### COMMENTS

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

Can be spilt:  
-1,629 sq. ft. warehouse and office  
-2,124 sq. ft. warehouse, office, and apartment



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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