

Corporate Office, Warehouse, & Advanced Manufacturing Facility

130,461 SF on 11.23 Acres

1370 Pacific Drive | Auburn Hills, Michigan

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A modern environment for your growing business.

Premier Corporate HQ Facility Totaling 130,461 SF Situated On 11.23 Acres

Freeway Visibility With Excellent Access To I-75 At Joslyn Road

Flex Space Configuration:

- 25,000 SF Of Office Space
- 55,839 SF Of Fully HVAC-conditioned Shop Space
- 49,622 SF Of Warehouse Space
- 7,000 SF Air-conditioned Test Lab

Employee & Workplace Amenities:

- Large Employee Break Room
- Abundant Natural Light In Shop Area
- Outdoor Picnic Area With Gazebo

Located Within One Of Metro Detroit's Premier Business Corridors, Offering Long-term Growth And Scalability Opportunities.


inalfa
roof systems









Property Highlights

Total Size	130,461 SF
Office Space	25,000 SF
Warehouse / Manufacturing Space	105,461 SF (Approx. 50% Air-Conditioned)
Acres	11.23 Acres
Clear Height	24’
Parking Spaces	277
Grade Level Doors	Three (3) 12’ x 14’ / Two (2) 10’ x 10’
Docks	One (1) 8’ x 12’ / Three (3) 8’ x 10’
LED Lighting	Yes
Power	2,000A / 480V Power (To Be Verified)
Air	Air Lines Throughout
Year Built	1996
Bay Spacing	50’ x 50’
Zoning	I-1 Light Industrial
Outdoor Space	Additional 14,500 SF Covered Outdoor Storage Area

FINANCIAL DETAILS

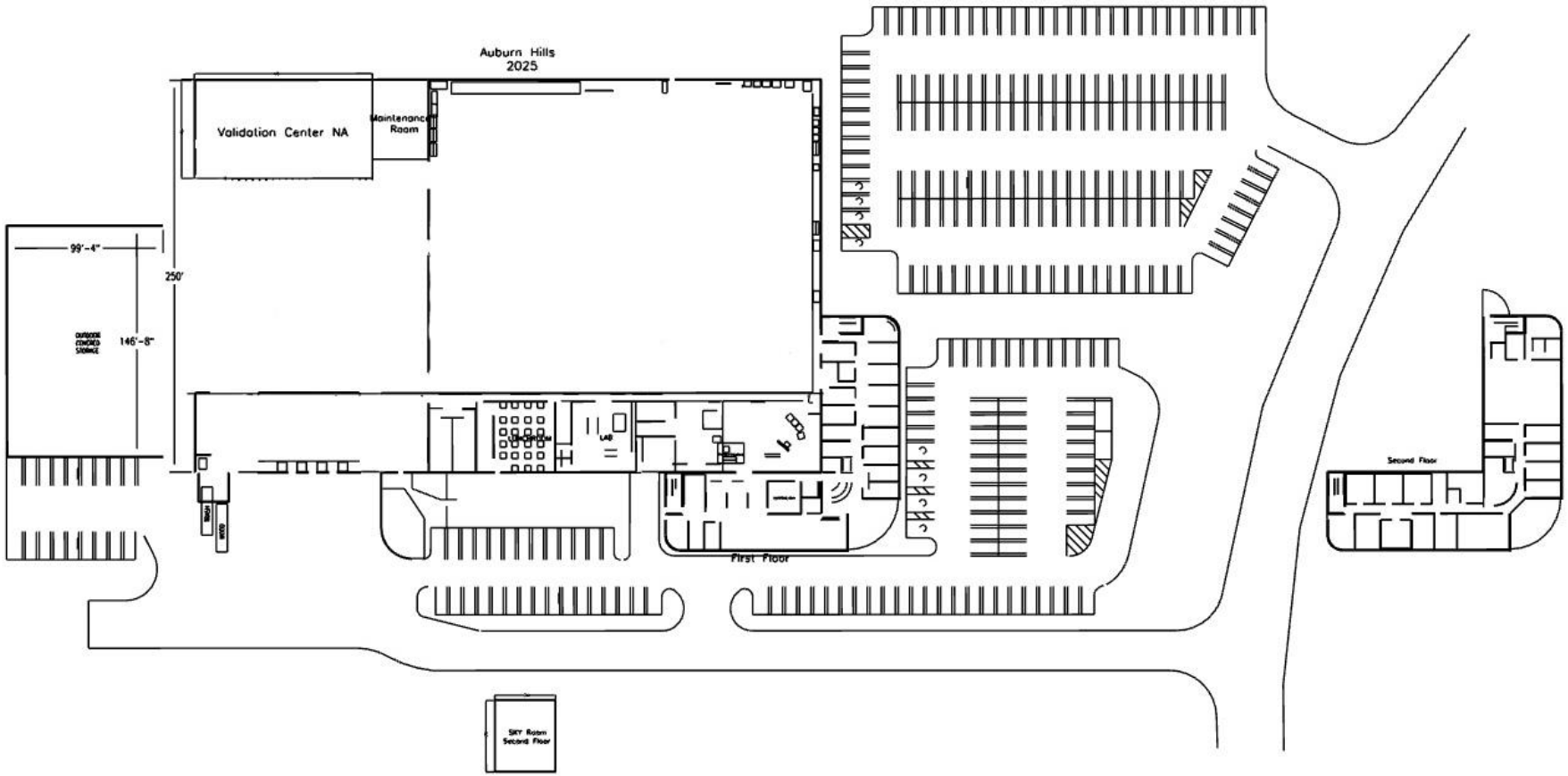
Sale Price	$16,500,000
Lease Rate	Contact Broker
Asking Price /SF	$126.47/SF
Annual Property Taxes	
2026 Summer	$105,978.26
2025 Winter	$44,379.72
Property Taxes PSF	$1.15

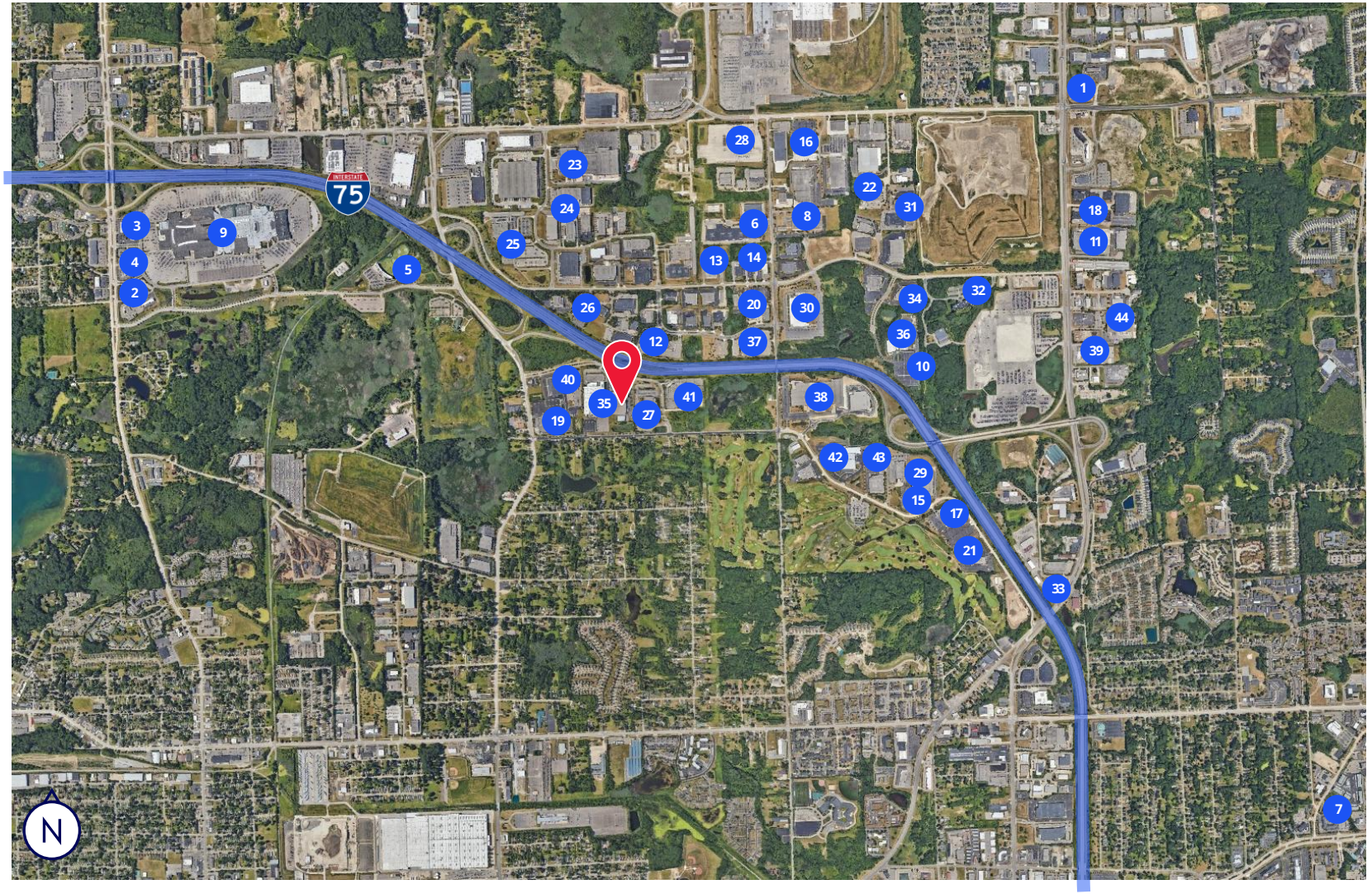






Property Floor Plan





Proximity Map

1 SPRINGHILL SUITES MARRIOTT
2 TOWNEPLACE SUITES MARRIOTT
3 Holiday Inn
4
5 TOPGOLF
6 Weber Automotive
7 SAMSUNG
8 FTE automotive
9
10 BorgWarner
11 KNIGHT GLOBAL
12 DELTA TECHNOLOGIES
13 Tectonics
14 PLEX
15 visioneering
16 GIFFIN
17 RGIS
18 SUMMIT PLACE
19 PREFIX excellence is expected.
20 BRONER GLOVE AND SAFETY
21 TI Automotive
22 PENSKE
23 ABB
24 DANA
25 Continental
26 DOW
27 BAE SYSTEMS
28 ROUSH PERFORMANCE
29 WOODLANDDIRECT
30 JABIL
31 Allison Transmission
32 GUARDIAN INDUSTRIES
33 KATCON
34 MAGNETI MARELLI
35 inalfa roof systems
36 brose Technik für Automobile
37 GRUPO ANTOLIN
38 GEORGE P JOHNSON
39 Solaronics
40 Autoliv
41 AM General
42 LEGACY
43
44 MAGNA



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