



Hi-Tech For Lease

Property Name:

Location: 49287-49295 West Road

City, State: Wixom, MI

Cross Streets: Wixom Road

County: Oakland

Zoning: I-1

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 13,000

Available Sq. Ft.: 9,500

Building Type:

Built

Available Shop Sq. Ft.: 3,500

Available Office Sq. Ft.: 6,000

Mezzanine: N/A

Office Dim: N/A

Shop Dim: 50 x 70

PROPERTY INFORMATION

Clear Height: 20'

Grade Level Door(s): 4: 10 x 12

Truckwells or Docks: 0

Exterior Construction: Metal

Structural System: Metal

Air-Conditioning: Yes

Heating: Yes

Availability: Immediately

Power (Amps/Volts): Ample

Multi-Tenant: Yes

Rail: No

Security: No

Interior: N/A

Lighting: Fluorescent

Bay Sizes: 50x70

Restrooms: Yes

Cranes: No

Parking: 51

Year Built: 2016

Sprinklers: Yes

Signage: N/A

Exterior: N/A

Roof: N/A

Floors: N/A

Floor Drains: No

Acreage: 2.000

**Land
Dimensions:** N/A

PRICING INFORMATION

Lease Rate: \$12.95

Lease Type: NNN

Lease Term: 3-10 Year(s)

Mthly Rate: N/A

Taxes: \$22,240.84 (2025/26)

Parcel #: 22-08-100-056

Imprv Allow: N/A

TD: N/A

Deposit: N/A

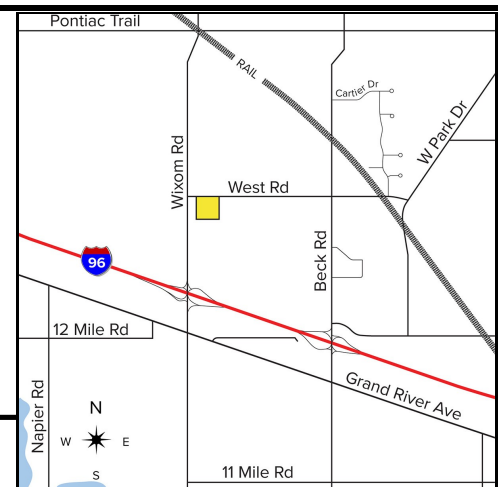
Assessor #: N/A

Options: N/A

Tenant Responsibility: N/A

COMMENTS

Newer flex property for lease in Wixom with immediate access to surrounding amenities and I-96 freeway access via Wixom Road. Property features beautiful modern office space with glass finishes throughout and a clean shop space with four 10'x12' grade level doors, great for pulling vehicles in. Available immediately.



Broker: SIGNATURE ASSOCIATES

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