



## Industrial For Sublease

**Property Name:**  
**Location:** 123 E. Columbia Avenue  
**City, State:** Pontiac, MI  
**Cross Streets:** W. of Joslyn Road  
**County:** Oakland  
**Zoning:** C-3

### BUILDING SIZE / AVAILABILITY

<b>Building Type:</b>	Built	<b>Mezzanine:</b>	N/A
<b>Total Building Sq. Ft.:</b>	11,021	<b>Available Shop Sq. Ft.:</b>	11,000
<b>Available Sq. Ft.:</b>	11,021	<b>Available Office Sq. Ft.:</b>	21
		<b>Office Dim:</b>	N/A
		<b>Shop Dim:</b>	N/A

### PROPERTY INFORMATION

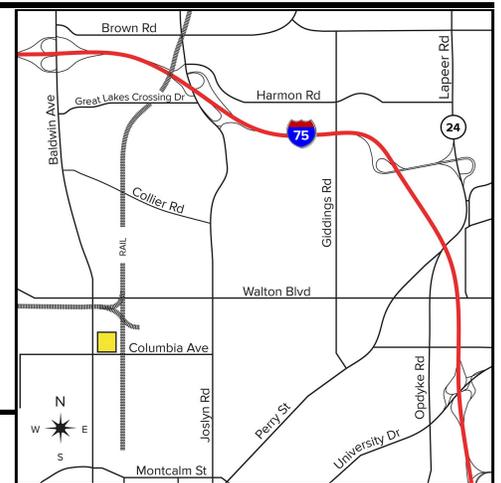
<b>Freestanding:</b>	Yes	<b>Year Built:</b>	N/A
<b>Clear Height:</b>	16'	<b>Rail:</b>	No
<b>Grade Level Door(s):</b>	2: 20 x 14	<b>Security:</b>	No
<b>Truckwells or Docks:</b>	0	<b>Interior:</b>	N/A
<b>Exterior Construction:</b>	N/A	<b>Lighting:</b>	LED
<b>Structural System:</b>	N/A	<b>Bay Sizes:</b>	20' x 50'
<b>Air-Conditioning:</b>	N/A	<b>Restrooms:</b>	1
<b>Heating:</b>	Radiant	<b>Cranes:</b>	No
<b>Availability:</b>	Immediately	<b>Parking:</b>	10, Asphalt
<b>Power (Amps/Volts):</b>	400 Amps, 220/480 Volts, 3-Phase	<b>Land Dimensions:</b>	N/A

### PRICING INFORMATION

<b>Lease Rate:</b>	\$8.17	<b>Mthly Rate:</b>	\$7,500.00/mo	<b>TD:</b>	N/A
<b>Lease Type:</b>	Gross	<b>Taxes:</b>	N/A	<b>Deposit:</b>	2 Months
<b>Lease Term:</b>	N/A	<b>Parcel #:</b>	14-17-258-013	<b>Assessor #:</b>	N/A
<b>Sublease Term:</b>	thru 12/31/2029	<b>Imprv Allow:</b>	N/A	<b>Options:</b>	N/A
<b>Tenant Responsibility:</b>	N/A				

### COMMENTS

- Solid small manufacturing shop
- Jib crane and compressor available
- Sublease to December 31, 2029
- Security cameras onsite
- Part of a fenced compound



**Broker:** SIGNATURE ASSOCIATES

#### Agent(s):

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