5600

BOW POINTE DRIVE
CLARKSTON, MI 48346

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

INVESTMENT OPPORTUNITY

OFFICE / WAREHOUSE



PROPERTY HIGHLIGHTS



120,375± SF
BUILDING SIZE

9.4± ACRES
LAND SIZE

IOP-Interstate Office Park
ZONING

- 15,725± SF Office Area
- 3 Drive-Ins & 7 Truckwells
- 24–30′ Ceiling Height
- 100% Air-Conditioned
- Sprinklered
- Fully Fenced
- 354 Parking Spaces
- 4000A/227-480V Power
- Two Ingress/Egress Points
- Improvements: New HVAC in 2025 and Asphalt Parking in 2024

PROPERTY PHOTOS

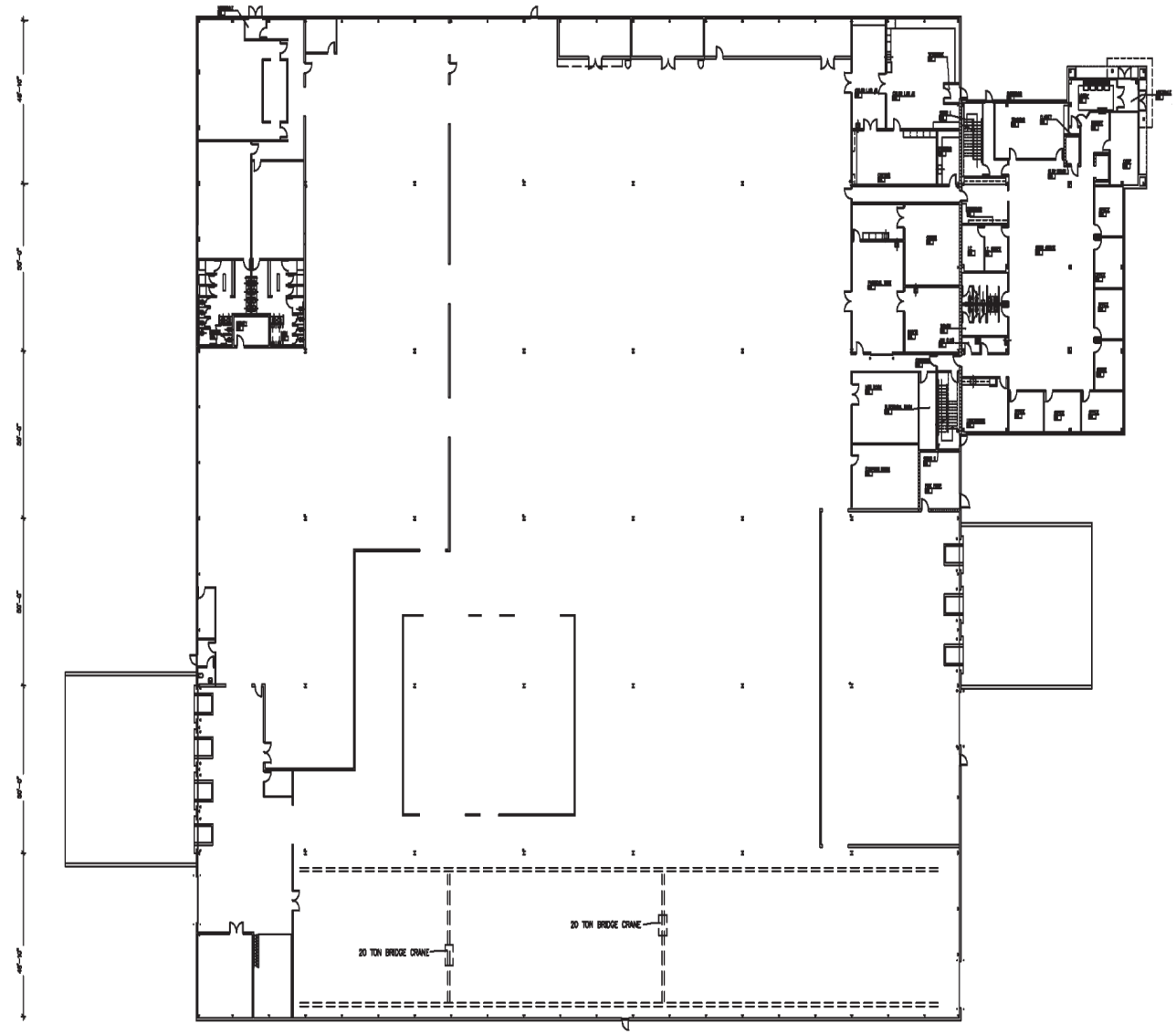




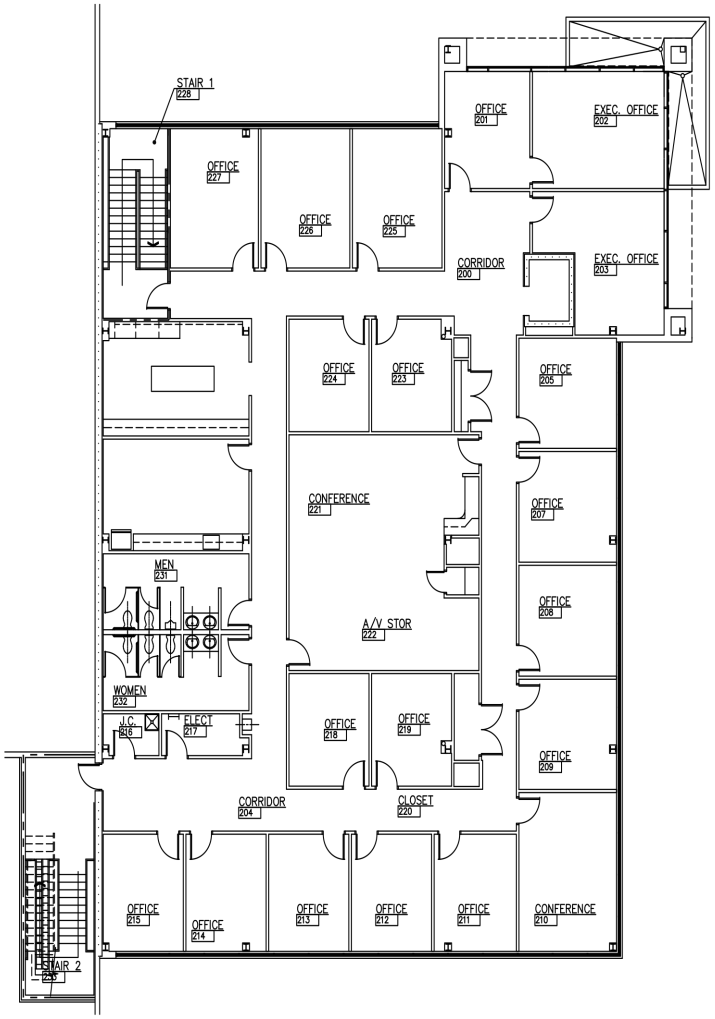


FLOOR PLANS

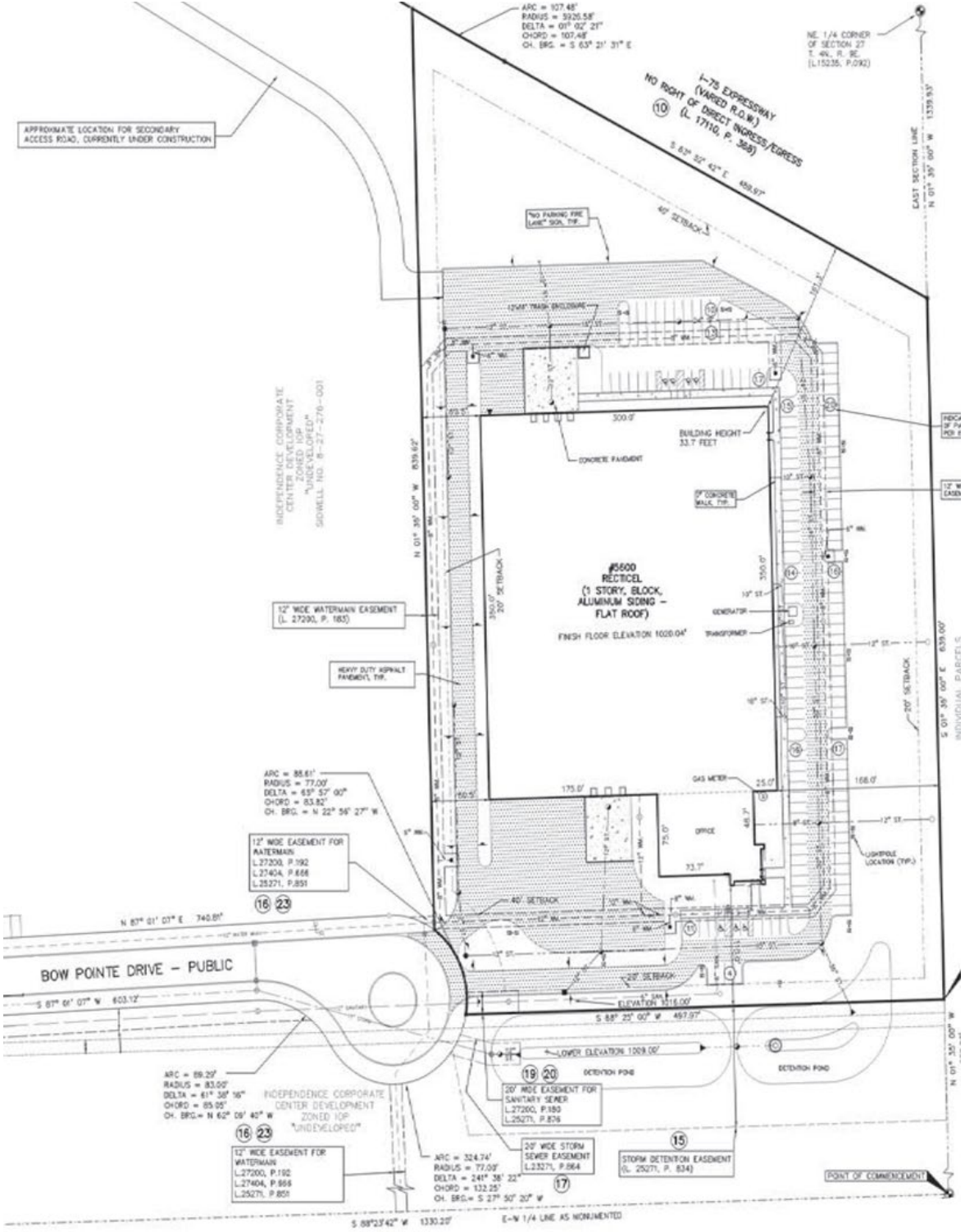
FIRST FLOOR



SECOND FLOOR



SURVEY


APPROXIMATE LOCATION FOR SECONDARY ACCESS ROAD, CURRENTLY UNDER CONSTRUCTION
I-75 EXPRESSWAY (VARIED R.O.W.)
NO RIGHT OF DIRECT INGRESS/EGRESS (L. 17110, P. 368)
NE 1/4 CORNER OF SECTION 27 T. 46S., R. 26E. (L.15235, P.092)
EAST SECTION LINE
"NO PARKING FIRE LANE" SIGN, TYP.
40' SETBACK
INDEPENDENCE CORPORATE CENTER DEVELOPMENT ZONED IOP "UNDEVELOPED" SIGWELL NO. 8-27-276-001
BUILDING HEIGHT 33.7 FEET
CONCRETE PAVEMENT
#5600 RECTICEL (1 STORY, BLOCK, ALUMINUM SIDING - FLAT ROOF)
FINISH FLOOR ELEVATION 1020.04'
GENERATOR
TRANSFORMER
20' SETBACK
12' WIDE WATERMAIN EASEMENT (L. 27200, P. 183)
HEAVY DUTY ASPHALT PAVEMENT, TYP.
GAS METER
OFFICE
LIGHTPOLE LOCATION (TYP.)
12' WIDE EASEMENT FOR WATERMAIN L.27200, P.192 L.27404, P.666 L.25271, P.851
BOW POINTE DRIVE - PUBLIC
ELEVATION 1016.00'
LOWER ELEVATION 1009.00'
DETENTION POND
20' WIDE EASEMENT FOR SANITARY SEWER L.27200, P.180 L.25271, P.876
20' WIDE STORM SEWER EASEMENT L.25271, P.864
STORM DETENTION EASEMENT (L. 25271, P. 834)
POINT OF COMMENCEMENT
E-W 1/4 LINE AS MONUMENTED

AERIAL OVERVIEW



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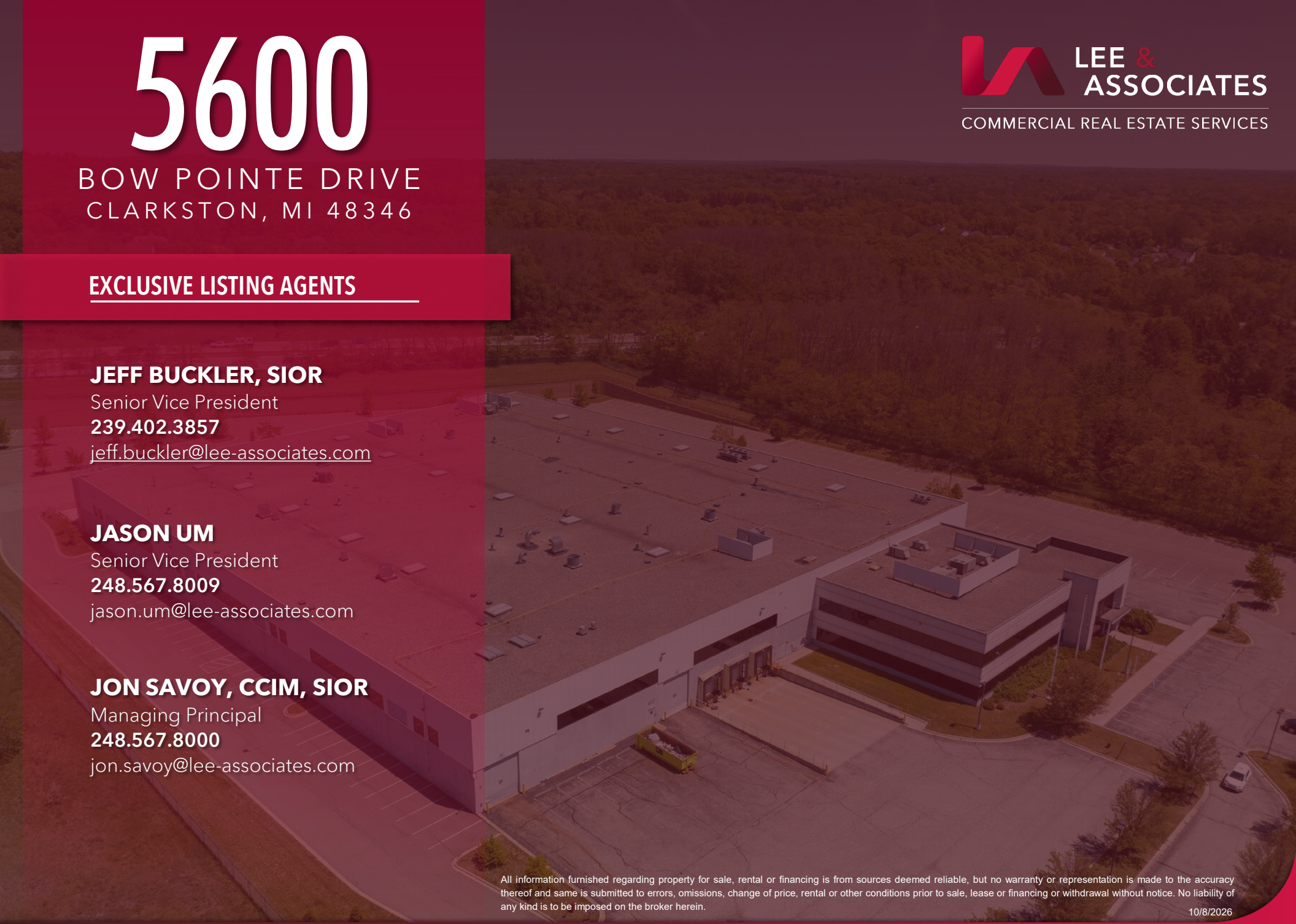

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10/8/2026