



## Industrial For Lease

**Property Name:**

**Location:** 28966-29000 Wall Street  
**City, State:** Wixom, MI  
**Cross Streets:** S. of West Road  
**County:** Oakland  
**Zoning:** M-1

### BUILDING SIZE / AVAILABILITY

<b>Building Type:</b>	Built	<b>Mezzanine:</b>	N/A
<b>Total Building Sq. Ft.:</b>	32,479	<b>Available Shop Sq. Ft.:</b>	30,079
<b>Available Sq. Ft.:</b>	32,479	<b>Available Office Sq. Ft.:</b>	2,400
		<b>Office Dim:</b>	N/A
		<b>Shop Dim:</b>	N/A

### PROPERTY INFORMATION

<b>Multi-Tenant:</b>	Yes	<b>Year Built:</b>	1990 (Retrofit: 1998)
<b>Clear Height:</b>	17' - 22'	<b>Rail:</b>	No
<b>Grade Level Door(s):</b>	2: 10 x 14	<b>Security:</b>	Yes
<b>Truckwells or Docks:</b>	3	<b>Interior:</b>	No
<b>Exterior Construction:</b>	Steel	<b>Lighting:</b>	T-5
<b>Structural System:</b>	Block/Steel	<b>Bay Sizes:</b>	N/A
<b>Air-Conditioning:</b>	N/A	<b>Restrooms:</b>	Yes
<b>Heating:</b>	Gas Forced Air	<b>Cranes:</b>	No
<b>Availability:</b>	August 2026	<b>Parking:</b>	48, Surface
<b>Power (Amps/Volts):</b>	600 Amps, 240 Volts		
		<b>Roof:</b>	N/A
		<b>Floors:</b>	6" Reinforced
		<b>Floor Drains:</b>	No
		<b>Acreage:</b>	2.940
		<b>Land Dimensions:</b>	274 x 330

### PRICING INFORMATION

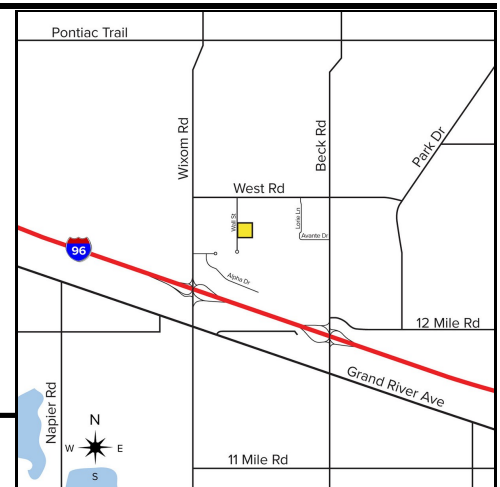
<b>Lease Rate:</b>	\$9.95	<b>Mthly Rate:</b>	N/A	<b>TD:</b>	N/A
<b>Lease Type:</b>	NNN	<b>Taxes:</b>	\$50,922.80 (2025)	<b>Deposit:</b>	N/A
<b>Lease Term:</b>	N/A	<b>Parcel #:</b>	96-22-08-177-013	<b>Assessor #:</b>	N/A
		<b>Imprv Allow:</b>	N/A	<b>Options:</b>	N/A

**Tenant Responsibility:** N/A

### COMMENTS

Convenient location with access to I-96 via Beck Road or Wixom Road interchange. Warehouse-distribution or light industrial with 17'-22' clear, 3 truck wells, 48 parking spaces and power. The entire building is available for lease or it can be demised as follows:

- Suite A: 10,089 sq. ft. w/ 875 sq. ft. office and 1 grade level door
- Suite AB: 23,812 sq. ft. w/ 2 truck wells and 1 grade level door
- Suite BC: 22,390 sq. ft. w/ 3 truck wells and 1 grade level door
- Suite C: 8,667 sq. ft. w/ 1 truck well and 1 grade level door



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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