



Industrial For Sale

Property Name:
Location: 2181 E. Walton Boulevard
City, State: Auburn Hills, MI
Cross Streets: Lapeer Road
County: Oakland
Zoning: I-1

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 24,500	Building Type: Built	Mezzanine: N/A
Available Sq. Ft.: 24,500	Available Shop Sq. Ft.: 15,500	Office Dim: N/A
	Available Office Sq. Ft.: 9,000	Shop Dim: N/A

PROPERTY INFORMATION

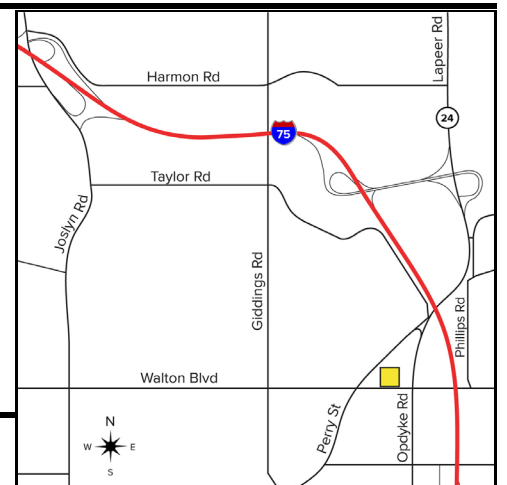
Clear Height: 22'	Multi-Tenant: Yes	Year Built: 2019
Grade Level Door(s): 2: 12 x 14	Rail: No	Sprinklers: Yes
Truckwells or Docks: 1	Security: Yes	Signage: Yes, 2 Main Road
Exterior Construction: Block	Interior: No	Exterior: Yes
Structural System: Steel	Lighting: LED	Roof: N/A
Air-Conditioning: HVAC	Bay Sizes: Variable	Floors: Reinforced
Heating: Radiant	Restrooms: 6	Floor Drains: No
Availability: 90 Days	Cranes: No	Acreage: 1.435
Power (Amps/Volts): 800 Amps, 208 Volts, 3-Phase	Parking: 48	Land Dimensions: Irregular

PRICING INFORMATION

Sale Price: Possible Sale	Deposit: N/A	TD: N/A
Taxes: \$32,389.93 (2024)	Options: N/A	Assessor #: N/A
Parcel #: 021411353039		

COMMENTS

- Monument and building signage available
- Private suite bathrooms
- Tenant improvement allowance to be determined on a case-by-case situation
- (1) Suite of 2,250 sq. ft. of unoccupied office available for lease within the building
- Warehouse/storage space could also be made available to tenant
- Possible sale of entire 24,500 sq. ft. building



Broker: SIGNATURE ASSOCIATES

Agent(s):

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