

SIGNATURE ASSOCIATES
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Industrial For Lease

Property Name:
Location: 1670 Harmon Road
City, State: Auburn Hills, MI
Cross Streets: West of Giddings Road
County: Oakland
Zoning: I-1

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	19,140	**Building Type:**	Built	**Mezzanine:**	N/A
Available Sq. Ft.:	19,140	**Available Shop Sq. Ft.:**	16,123	**Office Dim:**	N/A
		Available Office Sq. Ft.:	3,017	**Shop Dim:**	79 x 215

PROPERTY INFORMATION

Clear Height:	20'	**Freestanding:**	Yes	**Year Built:**	1999
Grade Level Door(s):	1: 12 x 14	**Rail:**	No	**Sprinklers:**	Yes
Truckwells or Docks:	1	**Security:**	No	**Signage:**	Yes
Exterior Construction:	Block	**Interior:**	No	**Exterior:**	No
Structural System:	N/A	**Lighting:**	T8 Fluorescent	**Roof:**	Rubber
Air-Conditioning:	100% Roof Top	**Bay Sizes:**	20' x 45'8"	**Floors:**	N/A
Heating:	Gas Forced Air	**Restrooms:**	2 Sets	**Floor Drains:**	Yes
Availability:	Immediately	**Cranes:**	No	**Acreage:**	1.200
Power (Amps/Volts):	2000 Amps, 480/277 Volts	**Parking:**	39, Concrete	**Land Dimensions:**	150 x 350

PRICING INFORMATION

Lease Rate:	$9.95	**Mthly Rate:**	$15,870.25/mo	**TD:**	N/A
Lease Type:	NNN	**Taxes:**	$25,438.65 (2024/25)	**Deposit:**	N/A
Lease Term:	7-10 Year(s)	**Parcel #:**	14-03-326-025	**Assessor #:**	N/A
		Imprv Allow:	N/A	**Options**	N/A

Tenant Responsibility: N/A

COMMENTS

Epoxy floor, air lines, new T-8 fluorescent lighting, fully air-conditioned, heavy power. 4% annual escalations.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.