



Industrial For Lease

Property Name: Orchard Lake Commerce Park
Location: 2655-2683 Orchard Lake Road
City, State: Sylvan Lake, MI
Cross Streets: Cass Lake Rd.
County: Oakland
Zoning: Light Ind., C-2 Commercial

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	81,000	Available Shop Sq. Ft.:	728 - 4,000	Office Dim:	N/A
Available Sq. Ft.:	728 - 4,375	Available Office Sq. Ft.:	375 - 1,873	Shop Dim:	N/A

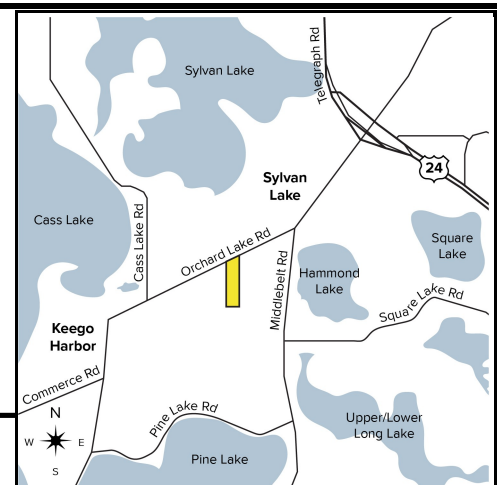
PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	N/A
Clear Height:	N/A	Rail:	No	Sprinklers:	No
Grade Level Door(s):	5	Security:	No	Signage:	Suite/Marquee
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Block	Lighting:	Yes	Roof:	Flat
Structural System:	Steel	Bay Sizes:	N/A	Floors:	N/A
Air-Conditioning:	N/A	Restrooms:	Yes	Floor Drains:	Yes
Heating:	Yes	Cranes:	No	Acreage:	4.060
Availability:	Immediately	Parking:	0.92/1,000	Land Dimensions:	N/A
Power (Amps/Volts):	N/A				

PRICING INFORMATION		Mthly Rate:	N/A	TD:	N/A
Lease Rate:	\$9.00 - \$12.00	Taxes:	\$79,685.62 (2024)	Deposit:	Yes
Lease Type:	NNN	Parcel #:	18-01-330-025	Assessor #:	N/A
Lease Term:	3-5 Year(s)	Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: \$2.61/SF NNN expenses

COMMENTS

Orchard Lake Commerce Park is a unique and diversified light industrial complex great for many uses. Easy access to Telegraph Road. Professionally managed. Many amenities including restaurants nearby. Convenient parking.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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