



## 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

<b>Total Building Sq. Ft.:</b>	81,000	<b>Building Type:</b>	Built	<b>Mezzanine:</b>	N/A
<b>Available Sq. Ft.:</b>	1,873 - 4,375	<b>Available Shop Sq. Ft.:</b>	4,000	<b>Office Dim:</b>	N/A
		<b>Available Office Sq. Ft.:</b>	375 - 1,873	<b>Shop Dim:</b>	N/A

### PROPERTY INFORMATION

<b>Clear Height:</b>	N/A	<b>Multi-Tenant:</b>	Yes	<b>Year Built:</b>	N/A
<b>Grade Level Door(s):</b>	3	<b>Rail:</b>	No	<b>Sprinklers:</b>	No
<b>Truckwells or Docks:</b>	0	<b>Security:</b>	No	<b>Signage:</b>	Suite/Marquee
<b>Exterior Construction:</b>	Block	<b>Interior:</b>	N/A	<b>Exterior:</b>	N/A
<b>Structural System:</b>	Steel	<b>Lighting:</b>	Yes	<b>Roof:</b>	Flat
<b>Air-Conditioning:</b>	N/A	<b>Bay Sizes:</b>	N/A	<b>Floors:</b>	N/A
<b>Heating:</b>	Yes	<b>Restrooms:</b>	Yes	<b>Floor Drains:</b>	Yes
<b>Availability:</b>	Immediately	<b>Cranes:</b>	No	<b>Acreage:</b>	4.060
<b>Power (Amps/Volts):</b>	N/A	<b>Parking:</b>	0.92/1,000	<b>Land Dimensions:</b>	N/A

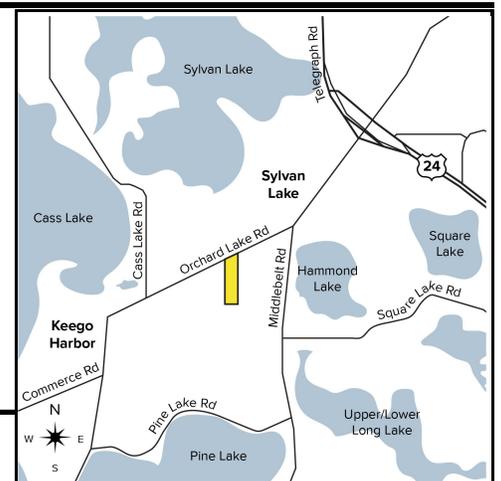
### PRICING INFORMATION

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