



For Sale - Investment

Property Name:

Location: 3900 Automation Avenue

Cross Streets: Auburn Hills, MI
Lapeer Road

County: Oakland

Zoning: Technology & Research

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:98,356Building Type:BuiltOffice Dim:N/AOccupancy Rate:100.00%Mezzanine:N/AShop Dim:N/A

PROPERTY INFORMATION Freestanding: Yes Year Built: 2001 **Clear Height:** 26' Rail: No Sprinklers: Yes Grade Level Door(s): 1: 12 x 14 Security: Yes Signage: N/A **Truckwells or Docks:** Interior: No **Exterior:** Yes

Exterior Construction: Block/Drivit Lighting: Metal Halide Roof: Membrane

Structural System: N/A **Bay Sizes:** N/A Floors: 6" Air-Conditioning: 100% Restrooms: Floor Drains: Yes Yes Heating: Gas Cranes: No Acreage: 5.640

Availability: Immediately Parking: 255 Land

Power (Amps/Volts): 3000 Amps, 480 Volts

PRICING INFORMATION

Sale Price: Contact Broker Cap Rate: TD: N/A N/A Taxes: \$191,921.15 (2024) Deposit: Assessor #: N/A N/A Parcel #: 14-03-401-011 Options: N/A

Tenant Responsibility: N/A

COMMENTS

Investment Opportunity. Long-term lease with credit tenant with very attractive cap rate. New parking lot and recently painted. Contact Brokers for Offering Memorandum.

Brown Rd

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Page 1

Taylor Rd

Page 1

W ** E

S Walton Blvd

Dimensions: N/A

Broker: SIGNATURE ASSOCIATES

Agent(s):

John Boyd, (248) 948-0102, jboyd@signatureassociates.com Gary Stephens, (248) 948-0104, gstephens@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.