



For Sale - Investment

Property Name:

Location: 3900 Automation Avenue

City, State: Auburn Hills, MI

Cross Streets: Lapeer Road

County: Oakland

Zoning: Technology & Research

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	98,356	Building Type:	Built	Office Dim:	N/A
Occupancy Rate:	100.00%	Mezzanine:	N/A	Shop Dim:	N/A

PROPERTY INFORMATION

Freestanding:	Yes	Year Built:	2001
Clear Height:	26'	Sprinklers:	Yes
Grade Level Door(s):	1: 12 x 14	Signage:	N/A
Truckwells or Docks:	2	Exterior:	Yes
Exterior Construction:	Block/Drivit	Roof:	Membrane
Structural System:	N/A	Floors:	6"
Air-Conditioning:	100%	Floor Drains:	Yes
Heating:	Gas	Acreage:	5.640
Availability:	Immediately	Land Dimensions:	N/A
Power (Amps/Volts):	3000 Amps, 480 Volts		

PRICING INFORMATION

Sale Price:	Contact Broker	Cap Rate:	N/A	TD:	N/A
Taxes:	\$191,921.15 (2024)	Deposit:	N/A	Assessor #:	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.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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