

SIGNATURE ASSOCIATES
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Investment Sale - Hi-Tech

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'	**Rail:**	No	**Sprinklers:**	Yes
Grade Level Door(s):	1: 12 x 14	**Security:**	Yes	**Signage:**	N/A
Truckwells or Docks:	2	**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:**	Yes	**Floor Drains:**	Yes
Heating:	Gas	**Cranes:**	No	**Acreage:**	5.640
Availability:	Immediately	**Parking:**	255	**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:	$197,479.46 (2025)	**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):
John Boyd, (248) 948-0102, jboyd@signatureassociates.com
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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.