

SIGNATURE ASSOCIATES
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Hi-Tech For Sale or Lease

Property Name: Casadei
Location: 2600 Auburn Road
City, State: Auburn Hills, MI
Cross Streets: Opdyke Road
County: Oakland
Zoning: Lt. Industrial

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	22,290	**Building Type:**	Built	**Mezzanine:**	N/A
Available Sq. Ft.:	22,290	**Available Shop Sq. Ft.:**	10,770	**Office Dim:**	160 x 36
		Available Office Sq. Ft.:	11,520	**Shop Dim:**	160 x 64

PROPERTY INFORMATION

Clear Height:	22'	**Multi-Tenant:**	Yes	**Year Built:**	2001 (Retrofit: 2021)
Grade Level Door(s):	3: 12 x 14	**Rail:**	No	**Sprinklers:**	No
Truckwells or Docks:	1	**Security:**	Yes	**Signage:**	Main/I-75
Exterior Construction:	Brick/Block	**Interior:**	No	**Exterior:**	Yes
Structural System:	Steel	**Lighting:**	T-5	**Roof:**	Single Ply
Air-Conditioning:	Yes	**Bay Sizes:**	N/A	**Floors:**	6"
Heating:	GFA	**Restrooms:**	6, and shower	**Floor Drains:**	No
Availability:	Immediately	**Cranes:**	No	**Acreage:**	4.300
Power (Amps/Volts):	1200 Amps, 480 Volts, 3-Phase	**Parking:**	65	**Land Dimensions:**	Irregular

PRICING INFORMATION

Lease Rate:	$8.95	**Mthly Rate:**	$16,624.63/mo	**Deposit:**	1 Month
Lease Type:	NNN	**Lease Term:**	5-10 Year(s)	**TD:**	N/A
Sale Price:	$3,009,150 ($135.00/sqft)	**Taxes:**	$47,154.17 (2025/26)	**Parcel #:**	14-35-202-013
Imprv Allow:	N/A	**Options:**	N/A	**Assessor #:**	N/A
Tenant Responsibility:	NNN Charges $2.50/sf				

COMMENTS

High image industrial building fronting on I-75 and Auburn Road. Fiber optics available. Renovated in 2021. Solar Panels available for the Tenant's use if they choose to use them for supplemental energy to the building.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):
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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.