



## 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

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

### PROPERTY INFORMATION

<b>Multi-Tenant:</b>	Yes	<b>Year Built:</b>	2001 (Retrofit: 2021)
<b>Clear Height:</b>	22'	<b>Rail:</b>	No
<b>Grade Level Door(s):</b>	3: 12 x 14	<b>Security:</b>	Yes
<b>Truckwells or Docks:</b>	1	<b>Interior:</b>	No
<b>Exterior Construction:</b>	Brick/Block	<b>Lighting:</b>	T-5
<b>Structural System:</b>	Steel	<b>Bay Sizes:</b>	N/A
<b>Air-Conditioning:</b>	Yes	<b>Restrooms:</b>	6, and shower
<b>Heating:</b>	GFA	<b>Cranes:</b>	No
<b>Availability:</b>	Immediately	<b>Parking:</b>	65
<b>Power (Amps/Volts):</b>	1200 Amps, 480 Volts, 3-Phase	<b>Land Dimensions:</b>	Irregular

### PRICING INFORMATION

<b>Lease Rate:</b>	\$8.95	<b>Mthly Rate:</b>	\$16,624.63/mo	<b>Deposit:</b>	1 Month
<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	5-10 Year(s)	<b>TD:</b>	N/A
<b>Sale Price:</b>	Possible Sale	<b>Taxes:</b>	\$46,589.24 (2025)	<b>Parcel #:</b>	14-35-202-013
<b>Imprv Allow:</b>	N/A	<b>Options:</b>	N/A	<b>Assessor #:</b>	N/A
<b>Tenant Responsibility:</b>	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. Possible Sale.



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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