



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: \$46,589.24 (2025)	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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