

SIGNATURE ASSOCIATES
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Hi-Tech For Lease

Property Name:	Alpha Tech Park
Location:	48443 Alpha Drive
City, State:	Wixom, MI
Cross Streets:	N. of I-96
County:	Oakland
Zoning:	IRO

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	48,000	**Building Type:**	Built	**Mezzanine:**	N/A
Available Sq. Ft.:	6,179	**Available Shop Sq. Ft.:**	6,179	**Office Dim:**	N/A
		Available Office Sq. Ft.:	To Suit	**Shop Dim:**	N/A

PROPERTY INFORMATION

Clear Height:	12' - 18'	**Multi-Tenant:**	Yes	**Year Built:**	2000 (Retrofit: 2014)
Grade Level Door(s):	1: 12' x 14'	**Rail:**	No	**Sprinklers:**	Yes
Truckwells or Docks:	0	**Security:**	No	**Signage:**	Yes
Exterior Construction:	Brick	**Interior:**	N/A	**Exterior:**	N/A
Structural System:	Steel	**Lighting:**	LED	**Roof:**	Metal Deck
Air-Conditioning:	Office RTU	**Bay Sizes:**	40 x 40	**Floors:**	Concrete
Heating:	GFA	**Restrooms:**	Yes	**Floor Drains:**	No
Availability:	Immediately	**Cranes:**	No	**Acreage:**	3.790
Power (Amps/Volts):	1200 Amps, 480/277 Volts, 3-Phase (Entire Building)	**Parking:**	179	**Land Dimensions:**	N/A

PRICING INFORMATION

Lease Rate:	Contact Broker	**Mthly Rate:**	Contact Broker	**TD:**	N/A
Lease Type:	N/A	**Taxes:**	$69,520.25 (2025)	**Deposit:**	N/A
Lease Term:	N/A	**Parcel #:**	22-08-327-019	**Assessor #:**	N/A
		Imprv Allow:	N/A	**Options**	N/A

Tenant Responsibility: 2026 Estimated CAM, Taxes & Insurance: $3.85 per Sq. Ft.

COMMENTS

Announcing New Ownership at Alpha Tech. Hillside Investments has purchased Alpha Tech Park and will be investing millions to bring this development back to the First Class Tech Park it was intended to be. Aggressive leasing packages are now offered which include generous tenant improvement allowances for new tenants.



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.