



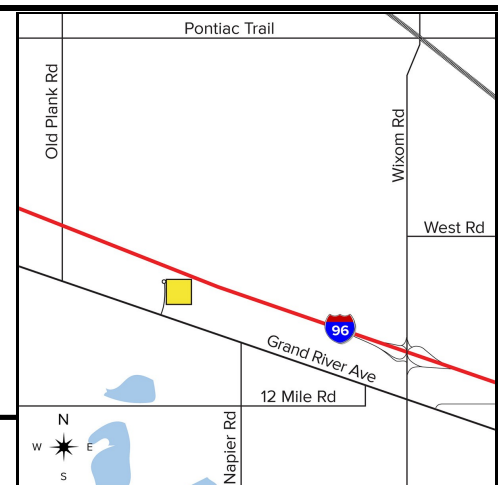
Hi-Tech For Lease

Property Name: Lyon Oaks Industrial Park
Location: 29234-29248 Lyon Oaks Dr., Unit: 29246-48
City, State: Wixom, MI
Cross Streets: Grand River Ave./Napier Rd.
County: Oakland
Zoning: Lt. Industrial

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	23,104	Available Shop Sq. Ft.:	4,300	Office Dim:	N/A
Available Sq. Ft.:	6,100	Available Office Sq. Ft.:	1,800	Shop Dim:	N/A
PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	2003
Clear Height:	16'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	2: 12 x 14	Security:	No	Signage:	Yes
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	N/A	Lighting:	N/A	Roof:	N/A
Structural System:	N/A	Bay Sizes:	N/A	Floors:	6"
Air-Conditioning:	Yes	Restrooms:	N/A	Floor Drains:	No
Heating:	Radiant Tube	Cranes:	No	Acreage:	2.070
Availability:	Immediately	Parking:	Ample	Land Dimensions:	N/A
Power (Amps/Volts):	N/A				
PRICING INFORMATION					
Lease Rate:	\$13.00	Mthly Rate:	N/A	TD:	N/A
Lease Type:	Gross	Taxes:	\$29,421.32 (2024)	Deposit:	N/A
Lease Term:	-	Parcel #:	21-12-251-016	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A
Tenant Responsibility:		N/A			

COMMENTS

29246-48 is the end unit and has 1,800 sq. ft. office including 1 private office, conference room, lunch room and open area, 2 grade level doors (12' x 14'), parking on three sides of the unit and potential for building signage facing I-96 freeway.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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