



Industrial For Sublease

Property Name:

Location: 12400 Doane Road

City, State: South Lyon, MI

Cross Streets: Rushton Road

County: Oakland

Zoning: Lt. Industrial

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	30,640	Available Shop Sq. Ft.:	18,000	Office Dim:	42 x 30
Available Sq. Ft.:	19,260	Available Office Sq. Ft.:	1,260	Shop Dim:	100 x 180

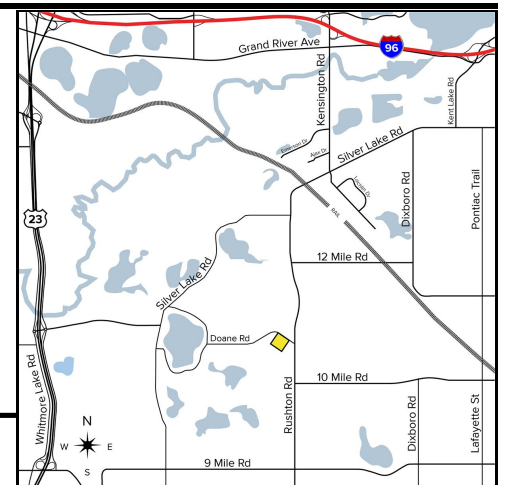
PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1972
Clear Height:	14'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	1: 14 x 14	Security:	No	Signage:	Yes
Truckwells or Docks:	1	Interior:	No	Exterior:	Yes
Exterior Construction:	Masonry	Lighting:	LED	Roof:	N/A
Structural System:	Masonry/Steel	Bay Sizes:	N/A	Floors:	N/A
Air-Conditioning:	Office Only	Restrooms:	Yes (4)	Floor Drains:	No
Heating:	Radiant Tube	Cranes:	Yes, (1) 3-Ton	Acreage:	3.800
Availability:	1/1/2026	Parking:	25	Land Dimensions:	N/A
Power (Amps/Volts):	400 Amps, 240 Volts, 3-Phase, (3) buss ducts				

PRICING INFORMATION

Lease Rate:	Monthly	Mthly Rate:	\$11,650.00/mo	TD:	N/A
Lease Type:	Gross	Taxes:	N/A	Deposit:	N/A
Lease Term:	-	Parcel #:	16-23-100-025	Assessor #:	N/A
Sublease Term:	thru 1/31/2028	Imprv Allow:	N/A	Options	N/A
Tenant Responsibility:	N/A				

COMMENTS

Great manufacturing space for sublease at a below market rate. Space features one truck dock, three buss ducts, and a 3-ton crane that travels the width of the building (180') and over a flatbed loading area. Available January 1, 2026-January 31, 2028.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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