



**SIGNATURE
ASSOCIATES**
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Hi-Tech For Sublease

Property Name: FLO
Location: 1270 Pacific Drive
City, State: Auburn Hills, MI
Cross Streets: Joslyn Road & I-75
County: Oakland
Zoning: Lt. Industrial

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 44,700	Building Type: Built	Mezzanine: N/A
Available Sq. Ft.: 44,700	Available Shop Sq. Ft.: 34,700	Office Dim: N/A
	Available Office Sq. Ft.: 10,000	Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 20'	Freestanding: Yes	Year Built: 2013
Grade Level Door(s): 3: 12 x 14, 10 x 10	Rail: No	Sprinklers: Yes
Truckwells or Docks: 2	Security: Yes	Signage: N/A
Exterior Construction: Block	Interior: No	Exterior: Yes
Structural System: Steel	Lighting: T-5	Roof: Membrane
Air-Conditioning: Yes	Bay Sizes: N/A	Floors: 6"
Heating: Gas	Restrooms: Yes	Floor Drains: No
Availability: Immediately	Cranes: No	Acreage: 4.840
Power (Amps/Volts): 1200 Amps, 480 Volts, Heavy, Primary Power	Parking: Heavy	Land Dimensions: N/A

PRICING INFORMATION

Lease Rate: \$9.95	Mthly Rate: \$35,387.50/mo	TD: N/A
Lease Type: NNN	Taxes: \$123,700.44 (2025)	Deposit: 2 Months
Lease Term: -	Parcel #: 14-04-476-015	Assessor #: N/A
Sublease Term: thru 7/31/2029	Imprv Allow: N/A	Options: N/A
Tenant Responsibility: N/A		

COMMENTS

Excellent R&D/lab/corporate headquarters. Expandable up to 75,000 sq. ft. 100% air conditioned. 190 parking spaces with possible addition up to 246.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Gary Stephens, (248) 948-0104, gstephens@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.