



Industrial For Sublease

Property Name: ACOUFELT
Location: 2650 N. Opdyke Road
City, State: Auburn Hills, MI
Cross Streets: Walton Boulevard
County: Oakland
Zoning: I-1

BUILDING SIZE / AVAILABILITY

Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	86,432	Available Shop Sq. Ft.:	46,765
Available Sq. Ft.:	86,432	Available Office Sq. Ft.:	39,667
		Office Dim:	N/A
		Shop Dim:	N/A

PROPERTY INFORMATION

Freestanding:	Yes	Year Built:	2001 (Retrofit: 2022)
Clear Height:	24'	Rail:	No
Grade Level Door(s):	4	Security:	Yes
Truckwells or Docks:	1	Interior:	Yes
Exterior Construction:	Brick/Block	Lighting:	LED
Structural System:	Steel	Bay Sizes:	50' x 50'
Air-Conditioning:	100%	Restrooms:	Yes
Heating:	Gas Forced Air	Cranes:	Yes, Possible
Availability:	12/1/2026	Parking:	280, Heavy
Power (Amps/Volts):	2000 Amps, 277/480 Volts, 3-Phase Heavy	Roof:	Membrane
		Floors:	6"
		Floor Drains:	No
		Acreage:	8.330
		Land Dimensions:	N/A

PRICING INFORMATION

Lease Rate:	\$9.75	Mthly Rate:	N/A	TD:	N/A
Lease Type:	NNN	Taxes:	\$140,362.82 (2025)	Deposit:	2 Months
Lease Term:	4 Year(s)	Parcel #:	14-11-376-009	Assessor #:	N/A
Sublease Term:	thru 4/30/2030	Imprv Allow:	N/A	Options:	N/A
Tenant Responsibility:	Taxes, & Insurance: \$1.64/sf/yr.				

COMMENTS

Excellent corporate headquarters, R&D or engineering building. Phenomenal I-75 exposure.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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