

BUILD-TO-SUIT INDUSTRIAL



**28006 Oakland Oaks Ct
Wixom, Michigan**



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BTS INDUSTRIAL FOR LEASE

**28006 Oakland Oaks Ct
Wixom, Michigan**

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DISCLAIMER/DISCLOSURE

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OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES

Information contained herein was obtained from sources deemed to be reliable, but is not guaranteed. Any prospective purchaser/investor/tenant contemplating, under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections, investigations and due diligence through appropriate third party independent professionals selected by such prospective purchaser/investor/tenant.

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Legal questions from the prospective purchaser/investor/tenant should be discussed with an attorney. Tax questions from the prospective purchaser/investor/tenant should be discussed with a certified public accountant or tax attorney. Title questions from the prospective purchaser/investor/tenant should be discussed with a title officer or attorney. Questions from the prospective purchaser/investor/tenant regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Insite Commercial in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY SUMMARY

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OFFICE | INDUSTRIAL | RETAIL | LAND | INVESTMENT | TENANT REPRESENTATION | CORPORATE SERVICES | PROPERTY MANAGEMENT | AVIATION SERVICES

Location: 28006 Oakland Oaks Ct
Wixom, MI 48393

Total Land Size: 1.46 Acres

Proposed Building Size: 17,248 – 19,976 SF

Parcel I.D. #: 96-22-07-326-014

Zoning: IRO – Industrial Research Office

Lease Rate: \$14/SF, NNN

Grade Level Doors: 2 – 14FT Doors

Truck Dock: Available

Parking: 30 spaces

**Demographics in
5 Mile Radius:**

Population:	104,994 people
Households:	43,457 homes
Avg. HH Income:	\$112,379 USD
Traffic Counts:	20,677 VPD

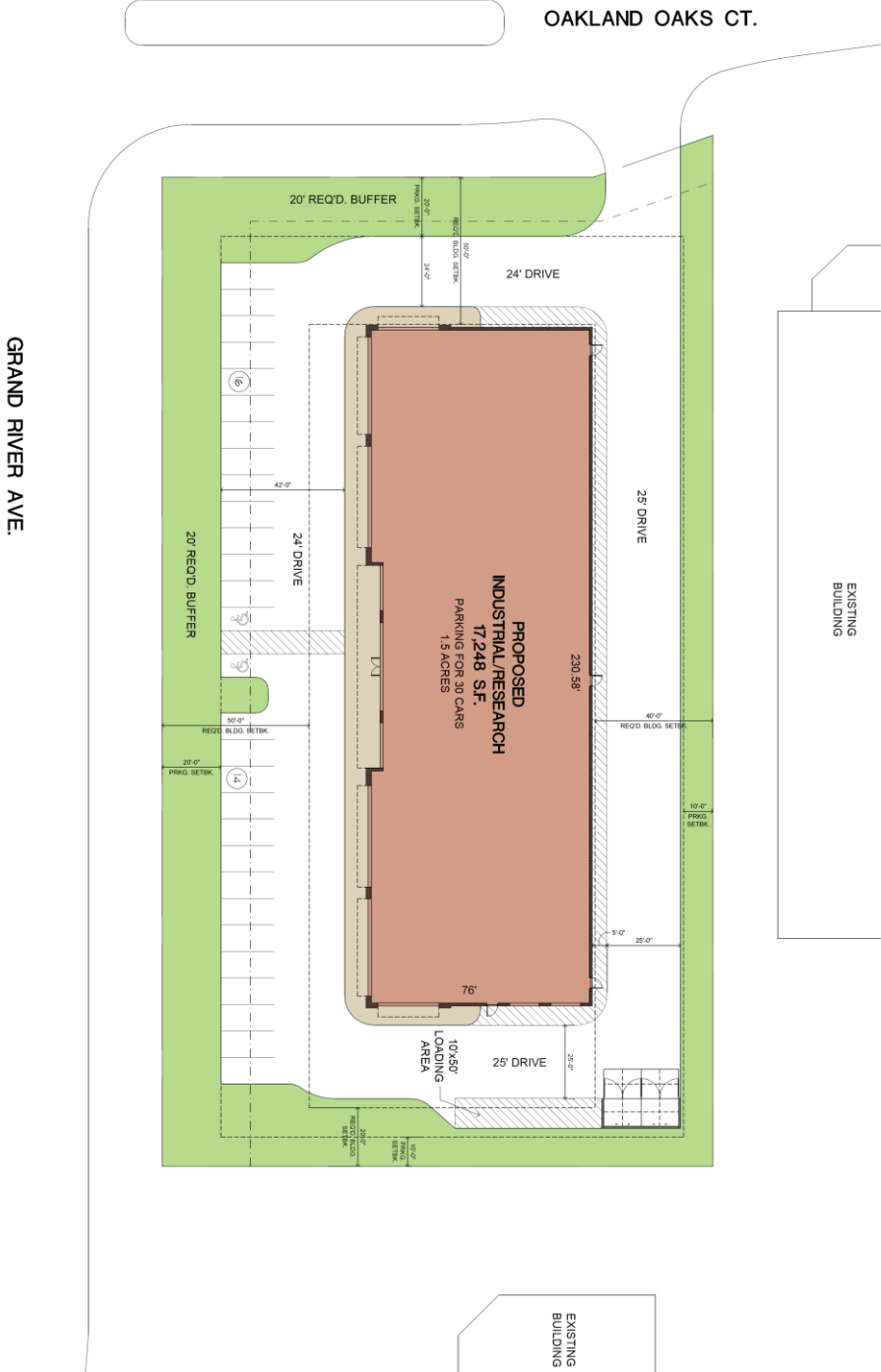
Comments: Build-to-Suit opportunity with Grand River frontage, allowing for great visibility on heavily traveled road. Zoning allows for a multitude of uses, including but not limited to R&D, Manufacturing, Medical, Office, and Retail.

For Information Contact:

Mo Abubars
248-359-9000



SITE PLAN



project:

Proposed
Industrial/Research

NEC Grand River Ave. & Oakland Oaks Ct.
Wixom, Michigan



20700 CINC. CENTER DRIVE
SUITE 170
SOUTHFIELD MICHIGAN
48034-1148
PH: 248.540.7700 FX: 248.540.2710
WWW.ROGOVOY.COM

drawing:

Conceptual
Site Plan

DO NOT SCALE DRAWING

Issue date: 08 JUN 2023
checked: MD
approved: MD

file number: 23002

sheet:



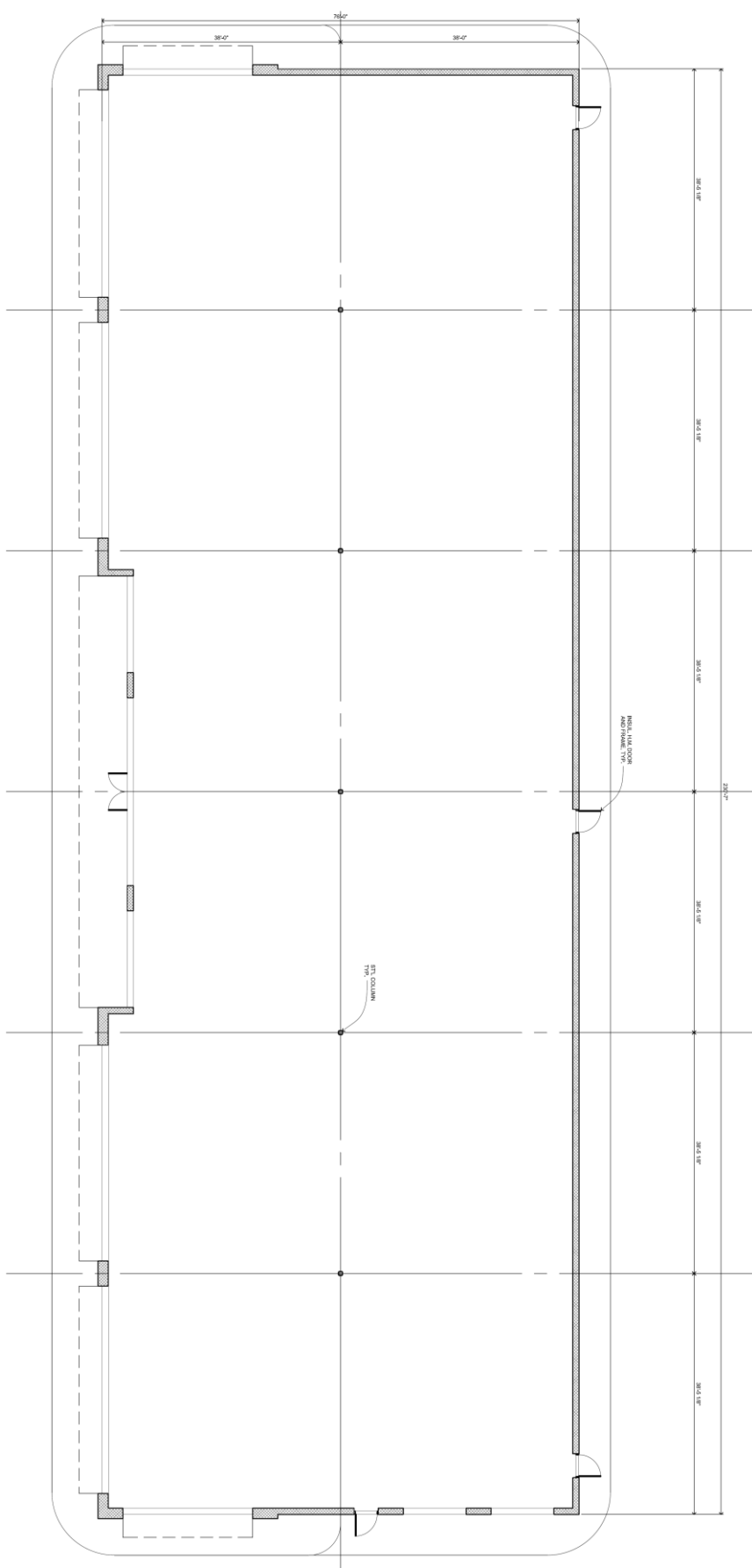
Site Plan

SCALE: 1" = 30'-0"

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SP-1

FLOORPLAN



Floor Plan
7,240 SF. Scale: 1/8"=1'-0"



South Elevation
Scale: 3/32"=1'-0"



North Elevation
Scale: 3/32"=1'-0"

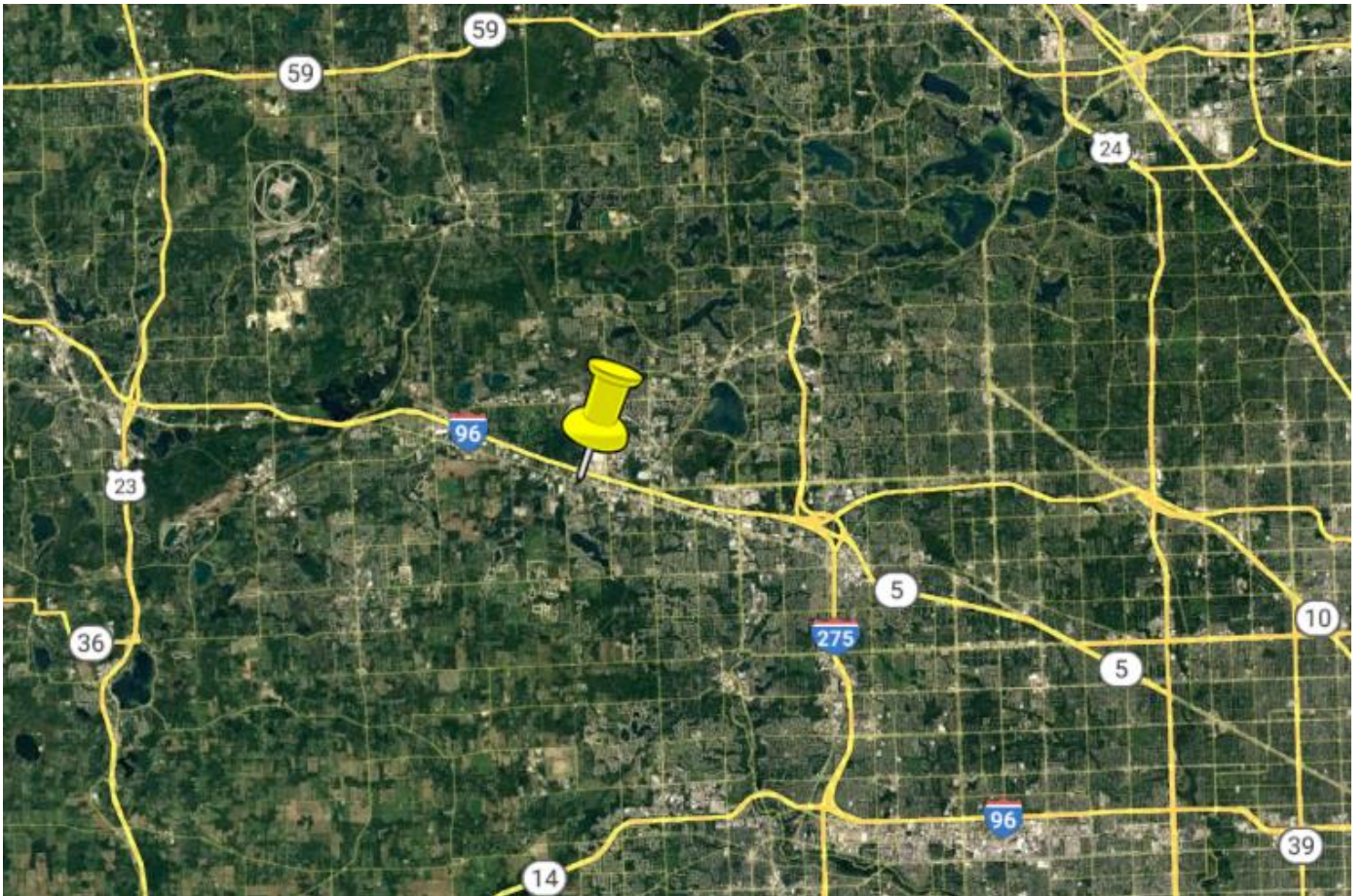


East Elevation
Scale: 3/32"=1'-0"



West Elevation
Scale: 3/32"=1'-0"





Full Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.4975/-83.5488

28006 Oakland Oaks Ct Wixom, MI 48393	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	4,093	33,930	104,994
2027 Projected Population	4,044	33,833	105,503
2020 Census Population	4,336	33,918	105,171
2010 Census Population	2,165	23,305	83,573
Projected Annual Growth 2022 to 2027	-0.2%	-	-
Historical Annual Growth 2010 to 2022	7.4%	3.8%	2.1%
Households			
2022 Estimated Households	1,731	14,878	43,457
2027 Projected Households	1,719	14,838	43,660
2020 Census Households	1,805	14,782	43,221
2010 Census Households	881	9,805	33,340
Projected Annual Growth 2022 to 2027	-0.1%	-	-
Historical Annual Growth 2010 to 2022	8.0%	4.3%	2.5%
Age			
2022 Est. Population Under 10 Years	13.5%	12.0%	11.9%
2022 Est. Population 10 to 19 Years	12.3%	12.2%	12.4%
2022 Est. Population 20 to 29 Years	13.0%	15.9%	12.7%
2022 Est. Population 30 to 44 Years	22.7%	23.7%	22.4%
2022 Est. Population 45 to 59 Years	17.7%	20.3%	20.8%
2022 Est. Population 60 to 74 Years	13.5%	11.7%	13.9%
2022 Est. Population 75 Years or Over	7.3%	4.1%	5.8%
2022 Est. Median Age	36.8	35.8	38.7
Marital Status & Gender			
2022 Est. Male Population	47.1%	50.4%	50.0%
2022 Est. Female Population	52.9%	49.6%	50.0%
2022 Est. Never Married	34.0%	37.2%	28.2%
2022 Est. Now Married	44.3%	47.1%	54.3%
2022 Est. Separated or Divorced	16.1%	12.8%	12.6%
2022 Est. Widowed	5.6%	2.9%	4.9%
Income			
2022 Est. HH Income \$200,000 or More	6.5%	14.2%	16.2%
2022 Est. HH Income \$150,000 to \$199,999	5.9%	8.5%	9.9%
2022 Est. HH Income \$100,000 to \$149,999	11.0%	13.6%	17.8%
2022 Est. HH Income \$75,000 to \$99,999	14.7%	13.3%	13.4%
2022 Est. HH Income \$50,000 to \$74,999	5.9%	15.5%	14.7%
2022 Est. HH Income \$35,000 to \$49,999	15.7%	12.5%	10.7%
2022 Est. HH Income \$25,000 to \$34,999	13.7%	9.3%	7.5%
2022 Est. HH Income \$15,000 to \$24,999	12.3%	7.0%	5.3%
2022 Est. HH Income Under \$15,000	14.5%	6.1%	4.6%
2022 Est. Average Household Income	\$85,917	\$94,318	\$112,379
2022 Est. Median Household Income	\$58,836	\$89,460	\$99,161
2022 Est. Per Capita Income	\$36,340	\$41,403	\$46,540
2022 Est. Total Businesses	176	2,104	4,556
2022 Est. Total Employees	3,141	39,285	67,302

Full Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 42.4975/-83.5488

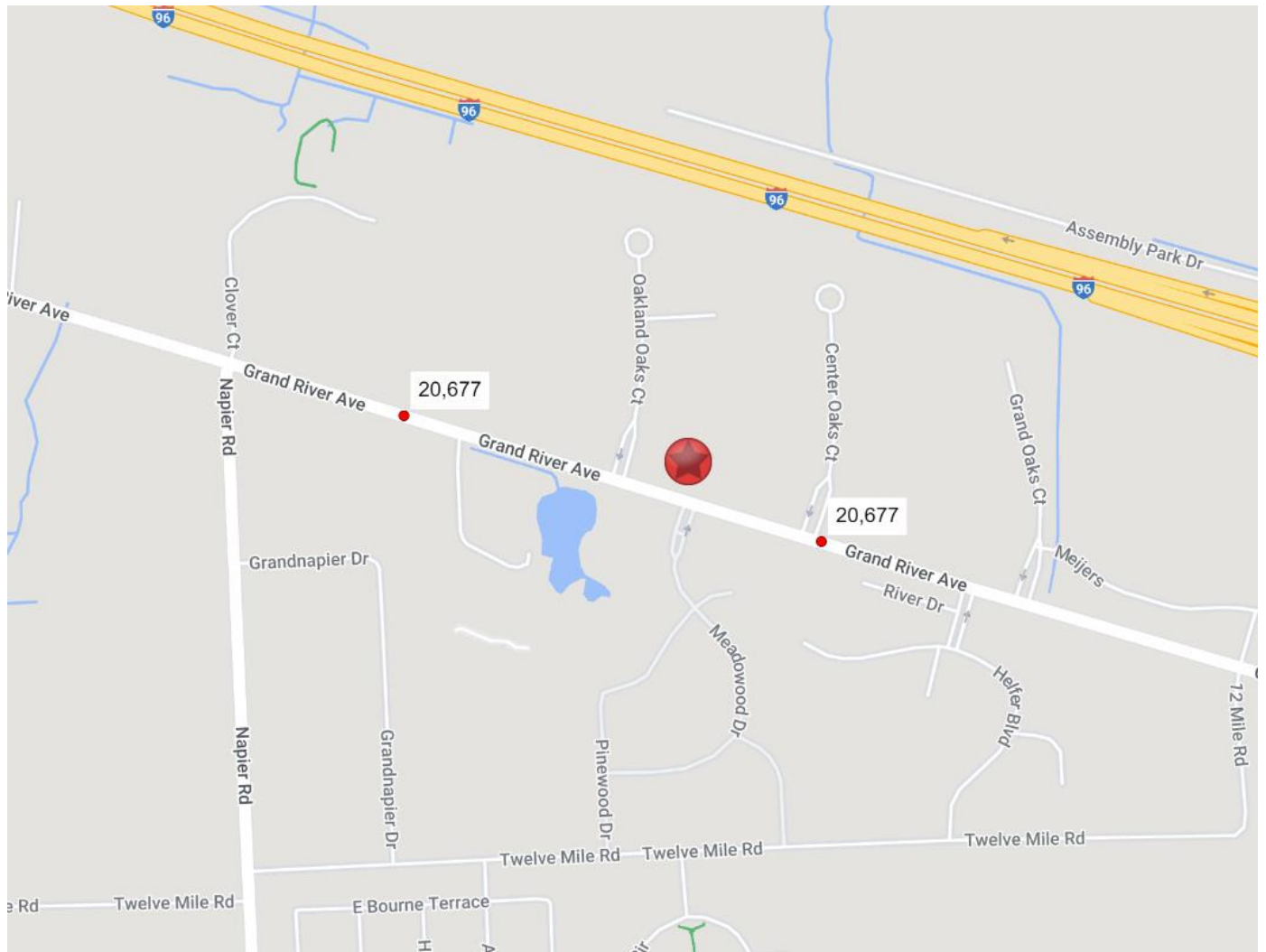
28006 Oakland Oaks Ct Wixom, MI 48393	1 mi radius	3 mi radius	5 mi radius
Race			
2022 Est. White	54.1%	62.6%	70.2%
2022 Est. Black	16.5%	12.0%	7.7%
2022 Est. Asian or Pacific Islander	23.2%	19.4%	16.6%
2022 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2022 Est. Other Races	6.1%	5.8%	5.4%
Hispanic			
2022 Est. Hispanic Population	218	1,650	4,524
2022 Est. Hispanic Population	5.3%	4.9%	4.3%
2027 Proj. Hispanic Population	5.3%	4.8%	4.3%
2020 Hispanic Population	11.1%	7.4%	5.5%
Education (Adults 25 & Older)			
2022 Est. Adult Population (25 Years or Over)	2,782	23,294	73,569
2022 Est. Elementary (Grade Level 0 to 8)	1.9%	1.6%	1.4%
2022 Est. Some High School (Grade Level 9 to 11)	4.9%	1.9%	2.3%
2022 Est. High School Graduate	23.3%	15.9%	16.1%
2022 Est. Some College	17.3%	17.1%	16.9%
2022 Est. Associate Degree Only	8.0%	8.9%	8.3%
2022 Est. Bachelor Degree Only	14.5%	28.7%	29.7%
2022 Est. Graduate Degree	29.9%	25.9%	25.4%
Housing			
2022 Est. Total Housing Units	1,757	15,955	46,243
2022 Est. Owner-Occupied	79.2%	52.4%	63.2%
2022 Est. Renter-Occupied	19.4%	40.9%	30.8%
2022 Est. Vacant Housing	1.5%	6.8%	6.0%
Homes Built by Year			
2022 Homes Built 2010 or later	9.1%	8.6%	7.8%
2022 Homes Built 2000 to 2009	11.3%	10.7%	11.5%
2022 Homes Built 1990 to 1999	11.4%	15.2%	15.0%
2022 Homes Built 1980 to 1989	17.2%	14.3%	13.5%
2022 Homes Built 1970 to 1979	21.6%	16.2%	16.3%
2022 Homes Built 1960 to 1969	6.4%	9.0%	9.7%
2022 Homes Built 1950 to 1959	12.7%	11.0%	11.2%
2022 Homes Built Before 1949	8.9%	8.3%	8.9%
Home Values			
2022 Home Value \$1,000,000 or More	1.1%	2.2%	1.7%
2022 Home Value \$500,000 to \$999,999	23.7%	27.0%	20.5%
2022 Home Value \$400,000 to \$499,999	19.8%	19.3%	18.2%
2022 Home Value \$300,000 to \$399,999	17.5%	18.6%	21.5%
2022 Home Value \$200,000 to \$299,999	4.4%	15.7%	20.1%
2022 Home Value \$150,000 to \$199,999	3.8%	6.2%	6.8%
2022 Home Value \$100,000 to \$149,999	1.3%	1.9%	3.0%
2022 Home Value \$50,000 to \$99,999	6.8%	1.8%	1.4%
2022 Home Value \$25,000 to \$49,999	5.3%	2.1%	1.5%
2022 Home Value Under \$25,000	16.3%	5.3%	5.2%
2022 Median Home Value	\$335,214	\$398,405	\$360,476
2022 Median Rent	\$902	\$952	\$1,098

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Lat/Lon: 42.4975/-83.5488

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Labor Force			
2022 Est. Labor Population Age 16 Years or Over	3,257	27,315	84,329
2022 Est. Civilian Employed	61.0%	74.5%	68.3%
2022 Est. Civilian Unemployed	2.3%	1.1%	1.3%
2022 Est. in Armed Forces	-	-	-
2022 Est. not in Labor Force	36.7%	24.4%	30.4%
2022 Labor Force Males	46.2%	50.1%	49.7%
2022 Labor Force Females	53.8%	49.9%	50.3%
Occupation			
2022 Occupation: Population Age 16 Years or Over	1,987	20,354	57,571
2022 Mgmt, Business, & Financial Operations	15.3%	22.1%	23.9%
2022 Professional, Related	30.7%	32.2%	31.8%
2022 Service	19.7%	12.3%	11.4%
2022 Sales, Office	9.3%	17.9%	18.9%
2022 Farming, Fishing, Forestry	0.4%	0.1%	-
2022 Construction, Extraction, Maintenance	9.1%	5.0%	5.2%
2022 Production, Transport, Material Moving	15.5%	10.4%	8.7%
2022 White Collar Workers	55.3%	72.2%	74.6%
2022 Blue Collar Workers	44.7%	27.8%	25.4%
Transportation to Work			
2022 Drive to Work Alone	65.5%	62.5%	62.8%
2022 Drive to Work in Carpool	8.2%	5.7%	5.5%
2022 Travel to Work by Public Transportation	-	-	-
2022 Drive to Work on Motorcycle	-	-	-
2022 Walk or Bicycle to Work	1.3%	1.4%	1.0%
2022 Other Means	0.6%	0.8%	0.8%
2022 Work at Home	24.4%	29.6%	29.8%
Travel Time			
2022 Travel to Work in 14 Minutes or Less	19.2%	22.9%	22.6%
2022 Travel to Work in 15 to 29 Minutes	33.1%	36.4%	36.0%
2022 Travel to Work in 30 to 59 Minutes	40.2%	35.7%	36.3%
2022 Travel to Work in 60 Minutes or More	7.5%	4.9%	5.1%
2022 Average Travel Time to Work	29.5	24.9	24.6
Consumer Expenditure			
2022 Est. Total Household Expenditure	\$106.85 M	\$984.56 M	\$3.3 B
2022 Est. Apparel	\$3.81 M	\$35.37 M	\$118.62 M
2022 Est. Contributions, Gifts	\$6.35 M	\$60 M	\$202.83 M
2022 Est. Education, Reading	\$3.7 M	\$34.97 M	\$118.04 M
2022 Est. Entertainment	\$6.11 M	\$56.63 M	\$191.11 M
2022 Est. Food, Beverages, Tobacco	\$16.23 M	\$148.51 M	\$496.17 M
2022 Est. Furnishings, Equipment	\$3.78 M	\$35.03 M	\$118.2 M
2022 Est. Health Care, Insurance	\$9.67 M	\$87.64 M	\$294.92 M
2022 Est. Household Operations, Shelter, Utilities	\$34.44 M	\$316.7 M	\$1.06 B
2022 Est. Miscellaneous Expenses	\$2.04 M	\$18.72 M	\$62.93 M
2022 Est. Personal Care	\$1.43 M	\$13.19 M	\$44.28 M
2022 Est. Transportation	\$19.29 M	\$177.81 M	\$596.79 M



18.08.010 - Intent.

- A. OS-1 Office Service District. The OS-1 office service district is designed to accommodate uses such as offices, banks and personal services that can serve as transitional areas between residential and commercial districts, and to provide a transition between major thoroughfares and residential districts.
- B. IRO Industrial Research Office District. The IRO industrial research office district is designed to provide for uses that are office or research type or industrial uses that have limited impact outside of the industrial building. The IRO district is designed to accommodate large-scale office and research and development parks. The district is intended to encourage uses that have a high value per acre of land which will supplement the city's tax base. Certain businesses are permitted within office buildings as secondary uses.

(Ord. 08-05 § 1 (part), 2008)

18.08.020 - Schedule of uses.

Use and development of land and buildings shall only be for the following specified uses, unless otherwise provided for in this title. Land and/or buildings in the districts indicated at the top of Table 8.02 may be used for the purposes denoted by the following abbreviations:

P: Permitted Use: Land and buildings in this district may be used for the purposes listed by right.

SLU: Special Land Use: Land and/or buildings in this district may be used for this purpose by obtaining Special Land Use approval when all applicable standards cited in Chapter 18.18, Special Land Use Review Requirements and Procedures and specific standards of Section 18.08.040 are met.

NP: Not Permitted: The use is not permitted in the district.

"Requirement" provides reference to additional requirements or conditions applicable to that specific use.

Table 8.02

Schedule of Uses

Use	OS-1	IRO	Requirement
Office Uses			
Conference centers, convention and meeting facilities, and banquet halls	P	P	
Data processing and computer centers, including service and maintenance of electronic data processing equipment	P	P	
Design and development of computer hardware and software, data communications, information technology, data processing and other computer related services.	P	P	

Offices for executive, administrative, professional, accounting, brokerage, insurance, writing, clerical, drafting and sales uses	P	P	
Research, design, engineering, testing, diagnostics and pilot or experimental product development, including automotive, electronic device, manufacturing, materials and alternative energy technologies	SLU	P	
Medical and Human Care Uses			
Adult day care homes	SLU	P	Section 18.03.040(I)
Day care centers	SLU	P	Section 18.08.040(A)
Funeral homes and mortuary establishments	SLU	NP	Section 18.08.040(B)
24-hour emergency medical clinics	SLU	P	
Hospitals	SLU	P	
Medical laboratories	SLU	P	
Medical office and dental offices and clinics	P	P	
Nursing homes and convalescent homes	SLU	NP	Section 18.08.040(C)
Veterinary clinics, provided there shall be no animal boarding in OS-1	P	P	
Commercial, Retail and Service Uses			

Banks, credit unions, savings and loan associations with or without drive-through facilities as an accessory use only	P	P	
Business services such as mailing, copying, data processing and retail office supplies	SLU	P	
Health clubs and related uses including gyms, martial arts instruction, gymnasiums	SLU	P	
Motels or hotels	NP	P	
Restaurants, taverns or other places serving food or beverage but not including outdoor seating, drive-in/fast food, carry-out or drive-through restaurants	SLU	SLU	Section 18.08.040(D)
Retail businesses within an office building	SLU	SLU	Section 18.08.040(E)
Social clubs	SLU	NP	Section 18.08.040(F)
Governmental, Educational and Quasi-Public			
Governmental offices or other governmental uses, post offices, public utility offices, exchanges and transformer stations	P	P	

Publicly owned utility buildings, telephone exchange buildings, electric transformer stations and substations gas regulator stations with service yards but without storage yards, and water and sewage pumping stations (without storage yards)	P	P	
Vocational, business, trade or industrial training schools and other types of technical training facilities	P	P	
Manufacturing Uses			
The manufacture, processing, compounding, assembling, packaging or treatment of finished or semi-finished products from previously prepared materials	NP	P	
Printing and publishing	NP	P	
Transportation, Warehouse, Storage and Waste Handling Uses			
Uses of an office warehouse nature provided a minimum of 25% of the floor area shall be devoted to office space	NP	P	
Accessory Uses			
Accessory structures and uses customarily incident to the above permitted uses, provided such buildings and uses are located on the same zoning lot with a permitted use	P	P	