



Hi-Tech For Lease

Property Name: Fairlane Business Park
Location: 17225 Federal Drive
City, State: Allen Park, MI
Cross Streets: Southfield Freeway
County: Wayne
Zoning: R & D

BUILDING SIZE / AVAILABILITY

| | | |
|---------------------------------------|---|------------------------|
| Total Building Sq. Ft.: 67,751 | Building Type: Built | Mezzanine: N/A |
| Available Sq. Ft.: 14,326 | Available Shop Sq. Ft.: 0 | Office Dim: N/A |
| | Available Office Sq. Ft.: 14,326 | Shop Dim: N/A |

PROPERTY INFORMATION

| | | |
|-------------------------------------|--------------------------------|-----------------------------------|
| Clear Height: 16' | Multi-Tenant: Yes | Year Built: 1993 |
| Grade Level Door(s): 0 | Rail: No | Sprinklers: Yes |
| Truckwells or Docks: 0 | Security: Yes | Signage: Ground |
| Exterior Construction: Brick | Interior: N/A | Exterior: N/A |
| Structural System: Steel | Lighting: N/A | Roof: Membrane (2018) |
| Air-Conditioning: Yes | Bay Sizes: 40' x 30' | Floors: 5" Concrete |
| Heating: Yes | Restrooms: Yes | Floor Drains: No |
| Availability: Immediately | Cranes: No | Acreage: 8.910 |
| Power (Amps/Volts): N/A | Parking: 342, 5.05/1000 | Land Dimensions: Irregular |

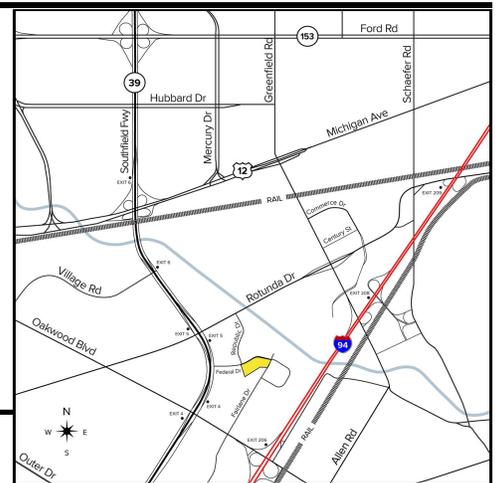
PRICING INFORMATION

| | | |
|----------------------------|-------------------------------------|------------------------|
| Lease Rate: \$10.00 | Mthly Rate: N/A | TD: N/A |
| Lease Type: NNN | Taxes: \$34,727.24 (2025) | Deposit: N/A |
| Lease Term: N/A | Parcel #: 30-001-02-0008-300 | Assessor #: N/A |
| | Imprv Allow: N/A | Options: N/A |

Tenant Responsibility: N/A

COMMENTS

Mostly open space with good window line, front and back. Shop space to-suit. Grade level doors and high-bay space so-suit. Fully air-conditioned in high image facility and park. Excellent parking ratio of 5/1000 sq. ft.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Chris Secontine, (248) 799-3174, csecontine@signatureassociates.com
 Brad Viergever, (248) 799-3146, bviergever@signatureassociates.com