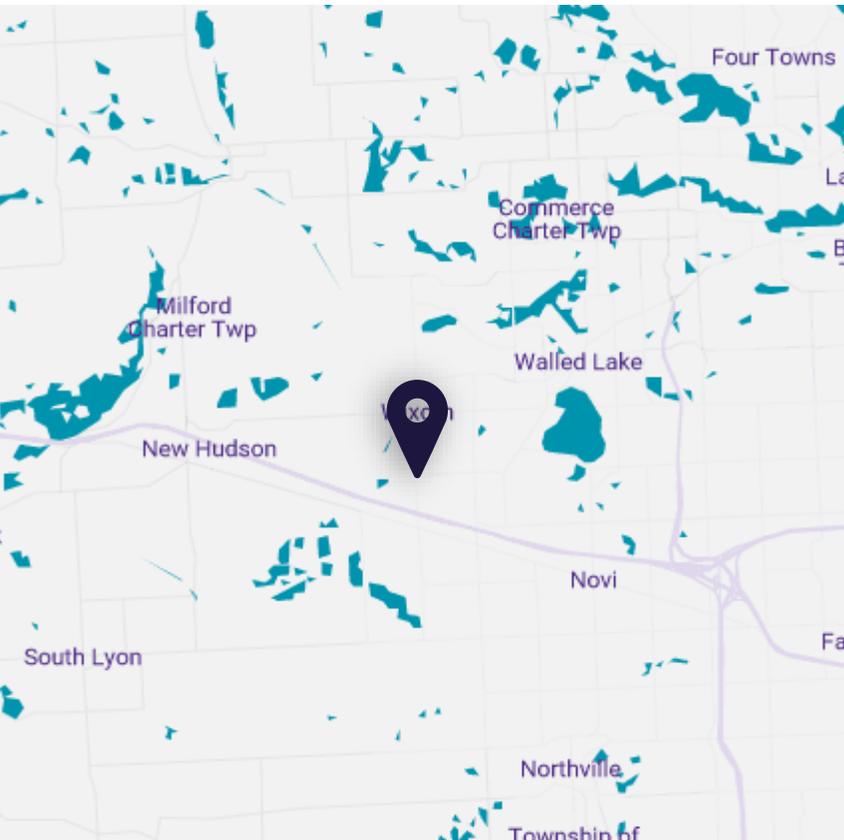




9,000 Warehouse &  
1,200 Office Space

49620  
Martin Road  
Wixom, MI

FOR LEASE



## PROPERTY HIGHLIGHTS

- Remodeled office
- (2) 12'x14' overhead doors total
- 23' ceiling height
- Ample parking
- Approximately 1.1 miles to I-96
- Next to former Ford Wixom plant redevelopment

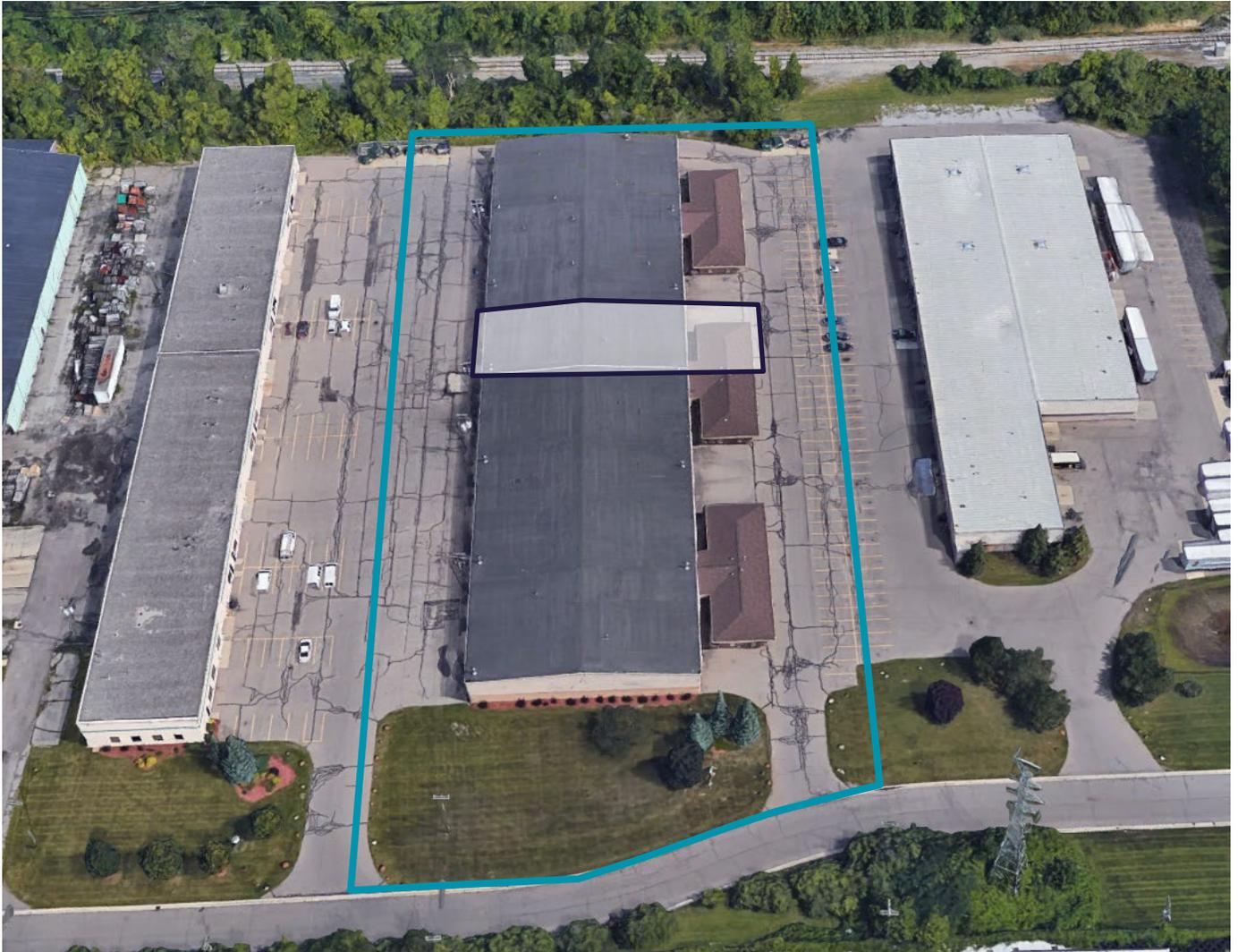
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# 49620 Martin Drive

Wixom, MI

FOR LEASE | 10,200 SF



# 49620 Martin Drive

Wixom, MI

**FOR LEASE | 10,200 SF**



## GENERAL INFORMATION

Address	49620 Martin Dr Wixom, MI 48393
Total Complex Area	61,200 SF (entire building)
Unit Office Area	1,200 SF
Unit Industrial Area	9,000 SF
Divisible To	NA
Primary Use	Manufacturing/ Distribution
Property Class	Class B
Year Built	1978
Construction Type	Masonry & Insulated Steel Panel
Stories	1
Roof	Membrane
Mezzanine	No

## SITE DETAILS

Total Acreage	4.1 Acres
Zoning	Light Industrial
Parcel ID	22-06-400-018
Complex Auto Parking	65 / 1.06 per 1,000 SF
Complex Trailer Parking	No
Outside Storage	Yes (via special approval)
Site Fencing	No
Major Crossroads	Wixom and West Rd

## BUILDING AMENITIES

Ceiling Clearance	23'
Bay Size / Column Spacing	50'
Docks/Wells	No
Dock Equipment	No
Grade Doors	2 (12' x 14')
Industrial Area HVAC	Heat only
Industrial Area Lighting	Metal halide
Floor Thickness	6'
Floor Drains	No
Fire Suppression	No
Cranes	No
Electric	208a/240v/3p
Air Lines	No
Lunch/Break Room	No
Rail Served	No
Building Expandable	No

## PRICING

Rental Rate	\$8.75/SF/YR
Lease Type	Gross
Desired Term	5+ years
Operating Expenses	Included

## LISTING AGENTS

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