

FOR SUBLEASE

30240 Oak Creek Drive

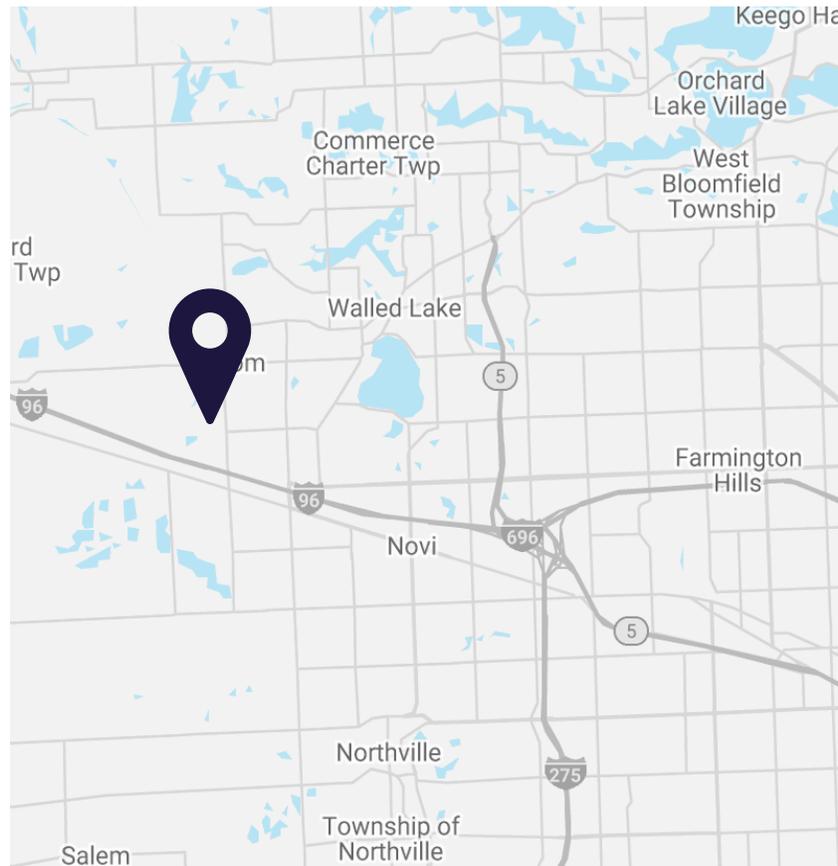
Wixom, Michigan 48393

202,500 SF



Industrial Building Available for Sublease

- 202,500 SF available can be demised to +/-101,250 SF
- Two high image office areas of 9,000 & 13,000 SF (can be reduced)
- (6) docks, (1) (12'x14') grade door
- 45' x 50' column spacing
- 22' clear height, with ESFR sprinklers
- 50% of shop and full warehouse has HVAC
- 2000amp/480V/3P (primary available)
- 22' clear height, w/ ESFR sprinklers
- Existing lease expires 5/31/29, longer or shorter term possible



Contact

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**CUSHMAN &
WAKEFIELD**

cushmanwakefield.com

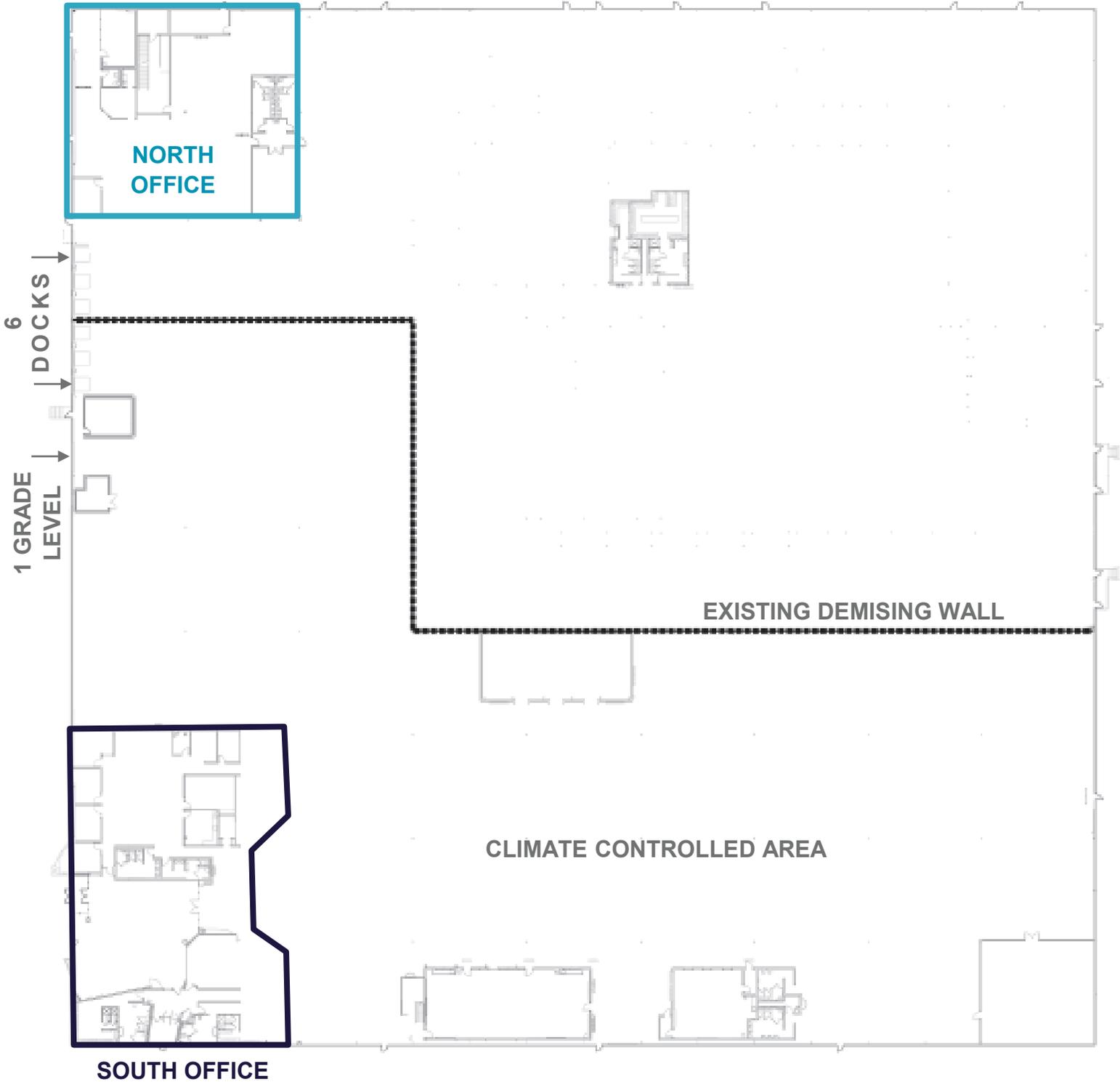
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FLOOR PLAN



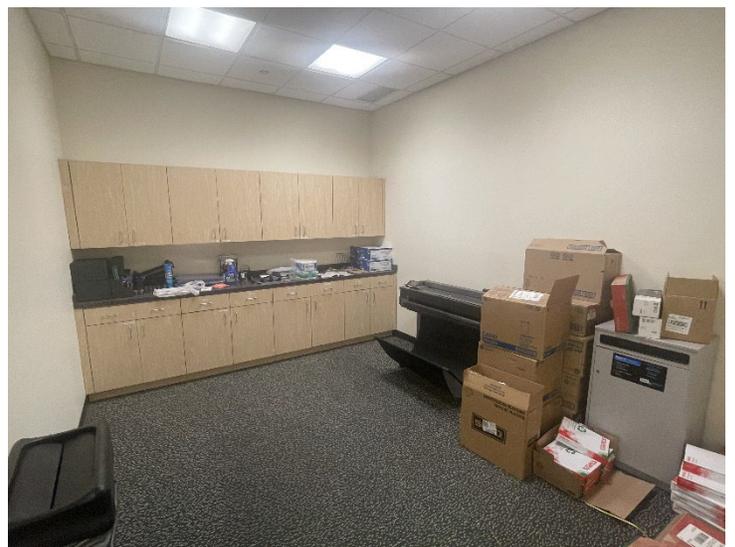
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Office Photos



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Warehouse Photos



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GENERAL INFORMATION

Address	30240 Oak Creek Dr, Wixom, MI 48393
Total Area	202,500 SF
Office Area	9,000 & 13,000 SF (can be reduced)
Industrial Area	180,500 SF
Divisible To	+/-101,250 SF
Primary Use	Industrial
Property Class	C
Year Built	1993
Construction Type	Steel
Stories	One (1)
Roof	EPDM

SITE DETAILS

Total Acreage	9.29 acres
Zoning	M-1: Light Industrial
Parcel ID	22-06-400-022
Complex Auto Parking	170 surface spaces
Complex Trailer Parking	N/A
Outside Storage	No
Site Fencing	No
Major Crossroads	Wixom Rd & Pontiac Trail

BUILDING AMENITIES

Ceiling Clearance	22'
Bay Size / Column Spacing	45'x50'
Docks/Wells	Six (6)
Dock Equipment	Levelers, locks, & shelters
Grade Doors	One (1) (12'x14')
Industrial Area HVAC	50% of shop Office has full HVAC
Industrial Area Lighting	LED
Floor Thickness	6"
Floor Drains	N/A
Fire Suppression	ESFR
Power	2000amp/480v/3p
Air Lines	Yes
Lunch/Break Room	Yes
Rail Served	No
Building Expandable	No

PRICING

Sublease Rate	\$7.25/SF NNN
Lease Type	Sublease
Desired Term	Lease expires 5/31/29 (Longer/shorter term possible)
Est. Opex	
Taxes	\$0.62/SF
Insurance	TBD
CAM	\$0.25/SF

LISTING AGENTS

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