

FOR LEASE

10381-10421 CITATION DRIVE

BRIGHTON, MI 48116



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SITE SPECS

10381-10421 Citation Drive

BRIGHTON, MI 48116



Located within the thriving Eagle Business Center, 10381-10421 Citation Drive offers a prime flex/warehouse opportunity with 37,605 SF of total space across two buildings. Positioned on a 3.75-acre parcel with freeway visibility and immediate access to I-96 and US-23, this property is ideal for businesses seeking high exposure and logistical convenience. Zoned B3 Special Business, the site features 158 parking spaces, masonry construction, and modern infrastructure including 200a/240v/3p power.

GENERAL INFORMATION

ADDRESS	10381-10421 Citation Drive Brighton, MI 48116
TOTAL AREA	37,605 SF
PRIMARY USE	Flex/Warehouse
PROPERTY CLASS	B
YEAR BUILT / RENOVATED	2004
CONSTRUCTION TYPE	Masonry
STORIES	1
POWER	200a/240v/3p

SITE DETAILS

TOTAL ACREAGE	3.75 acres
ZONING	B3 Special Business
PARCEL ID	12-33-303-015 12-33-303-016
AUTO PARKING	158 spaces
MAJOR CROSSROADS	I-96 and US-23

SUITE 700/900/1000

10381 Citation Drive
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AVAILABLE

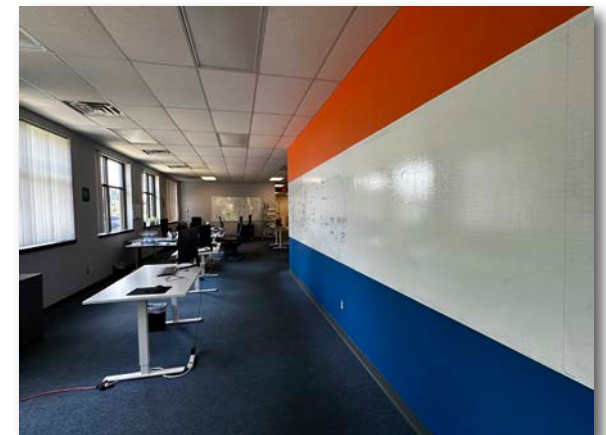
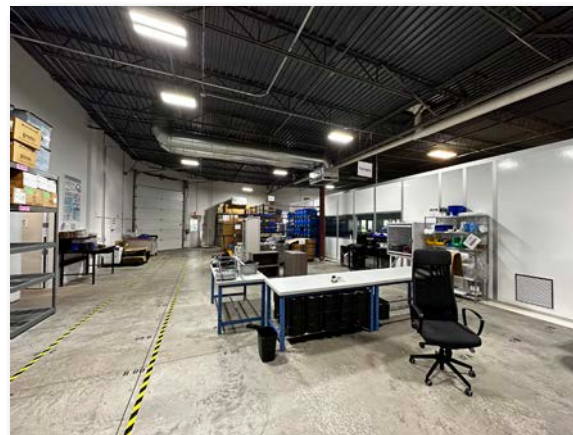
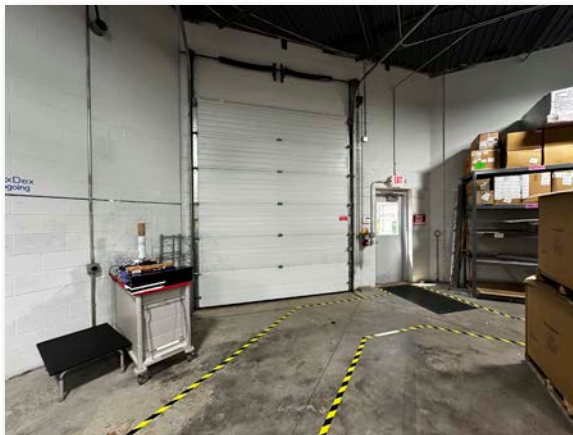
TOTAL SF	11,819 SF 3,432 SF office 8,387 SF warehouse
PRIVATE OFFICES	3
CONFERENCE ROOM	1
ENSUITE RESTROOM	2
AUTO PARKING	Dedicated
KITCHENETTE	Yes, full breakroom
GRADE LEVEL DOORS	3
CEILING HEIGHT	15'
HVAC	Fully climate controlled warehouse

PRICING

RENTAL RATE	\$12.00/SF
LEASE TYPE	NNN
EST. NNN	\$3.95/SF



Suite 700/900/1000 at 10381 Citation Drive is currently available, offering 11,819 SF with a mix of office and warehouse space, private offices, conference room, full breakroom, and three grade-level doors. The warehouse space is fully climate controlled, providing year-round comfort and operational efficiency.



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AERIAL MAP

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