

10381-10421 CITATION DRIVE

BRIGHTON, MI 48116



KYLE PASSAGE
Director
+1 248 358 6113
kyle.passage@cushwake.com



STEVE KOZAK
Director
+1 248 358 6107
steve.kozak@cushwake.com

27777 Franklin Road, Suite 1050, Southfield, MI 48034 +1 248 358 6100 | cushmanwakefield.com

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

YEAR BUILT / RENOVATED 2004

CONSTRUCTION TYPE Masonry

STORIES

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

10421 Citation Drive

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

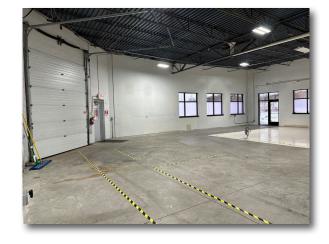
RENTAL RATE \$12.00/SF

LEASE TYPE NNN

EST. NNN \$3.95/SF



Suite 700/900/1000 at 10421 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.



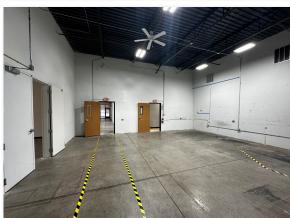




PROPERTY PHOTOS









10421 Citation Drive BRIGHTON, MI 48116





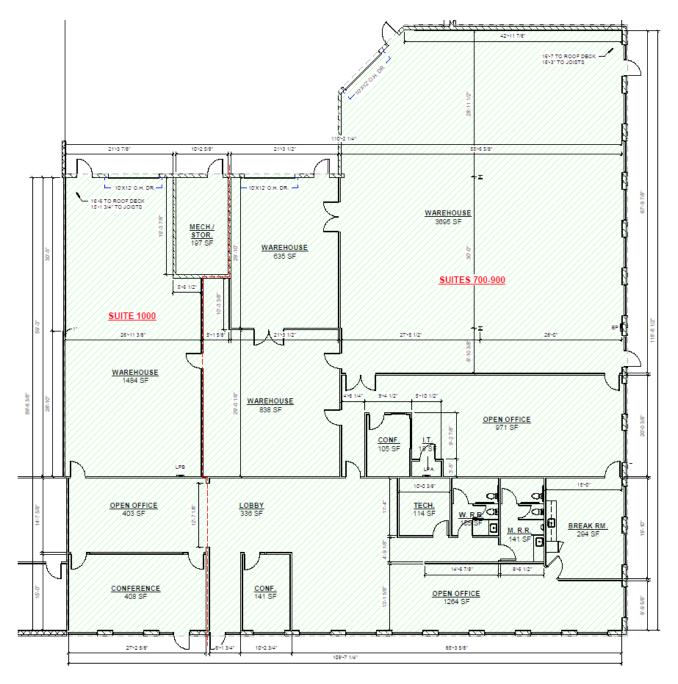




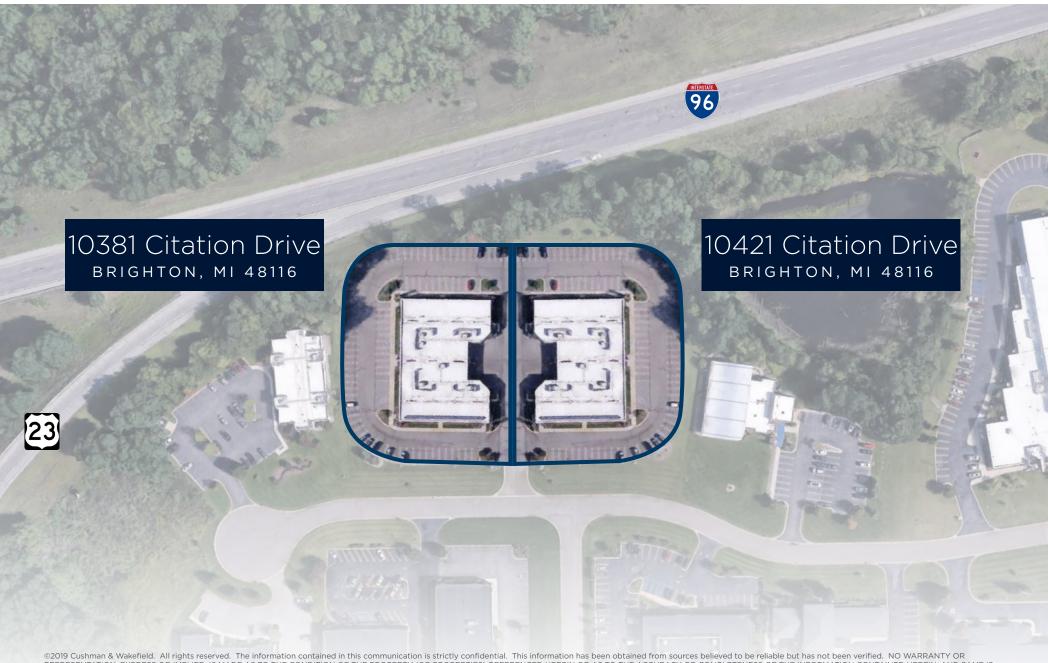


FLOOR PLAN

10421 Citation Drive



AERIAL MAP



©2019 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.