New Lease Rate: $4.95/SF NNN



AVAILABLE 34,620 SF TO 72,148 SF

1225 E WEST MAPLE ROAD

WALLED LAKE, MICHIGAN

CUSHMAN & WAKEFIELD

1225 E WEST MAPLE ROAD
WALLED LAKE, MICHIGAN

Building Size:	72,148 (demisable to 34,620 SF and 37,528 SF)
Industrial Area:	± 61,188
Office Area:	± 10,960
Site Area:	3.316 Acres
Floors:	First floor industrial space with second story office
Clear Height:	Varied; 11' - 28'
Loading:	Three (3) Truckwells Three (3) Overhead doors (10'x12'), (12'x10'), (12'x12')
Parking:	77 Surface spaces
Year Built:	1947 / 2000
Bay Size:	Varied
Construction:	Varied; wood and steel frame and masonry load bearing walls
Roof:	Flat, single-ply thermoplastic membrane
Zoning:	C-2 (General Commercial District)
Fire Suppression:	Wet & dry pipe sprinkler system
HVAC System:	Packaged and split systems
Power:	2000-amp, 240/480v (to be verified by tenant)
Crane:	One (1) 2-ton crane
Utilities:	Electric: DTE Energy Gas: Consumers Energy Water/Sewer: Walled Lake Water & Sewer
Lease Rate:	$4.95/SF NNN
Sale Price:	Contact broker
OPEX:	Real Estate Taxes: $1.57/SF (2025) Insurance: $0.30/SF





1225 E WEST MAPLE ROAD

WALLED LAKE, MICHIGAN













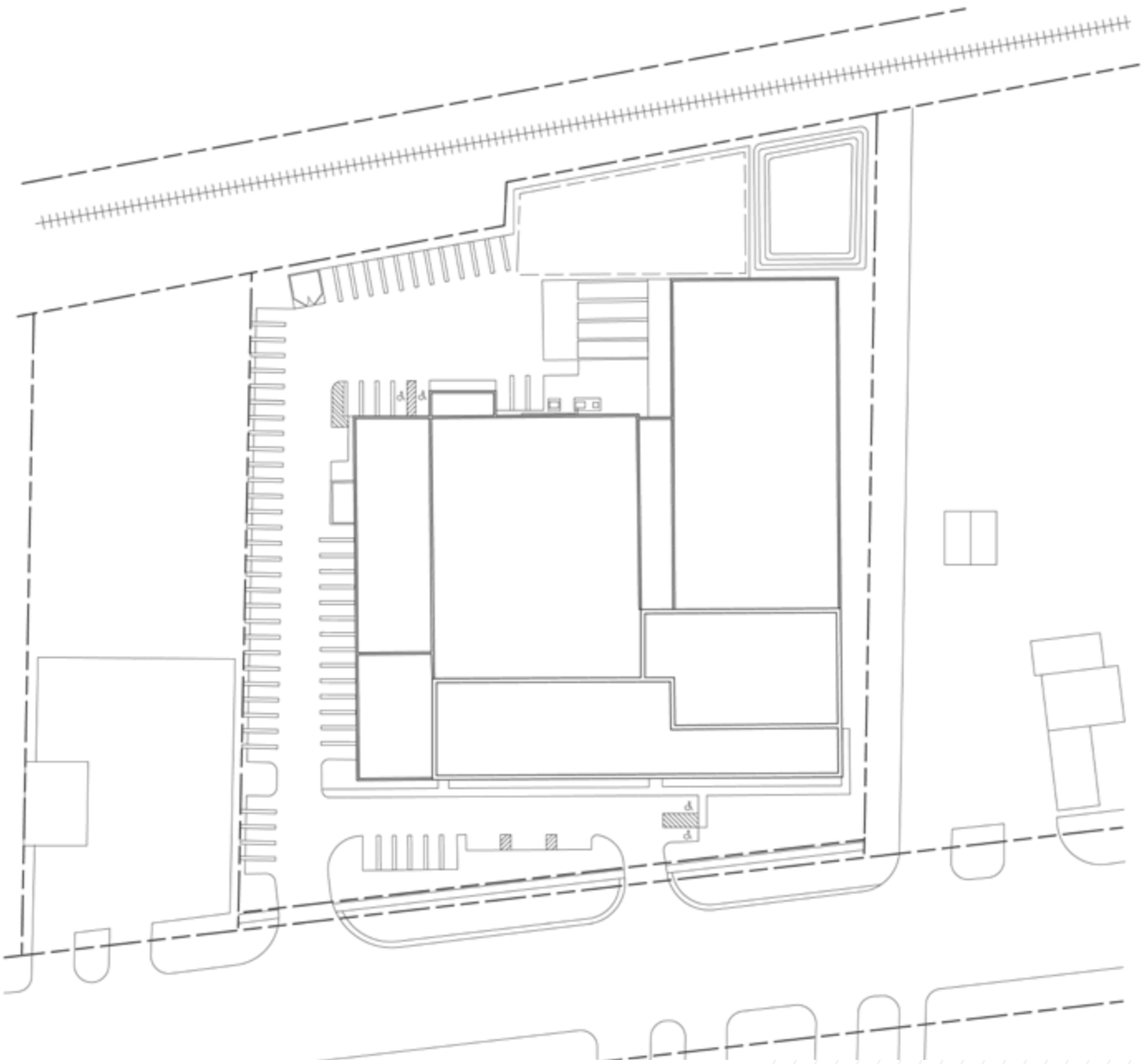






1225 E WEST MAPLE ROAD

SITE PLAN



1225 E WEST MAPLE ROAD

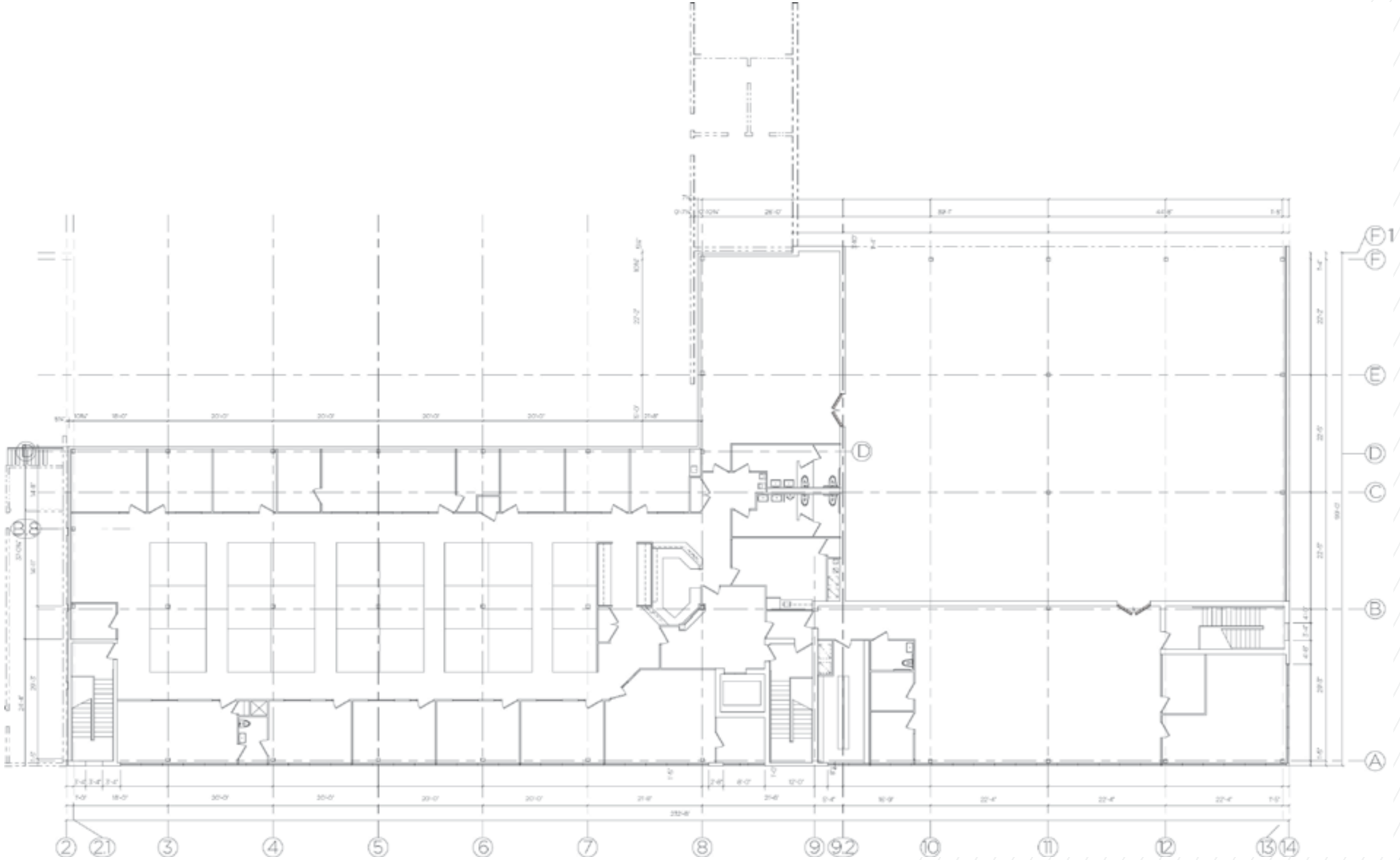
FLOOR PLAN - 1ST FLOOR



N

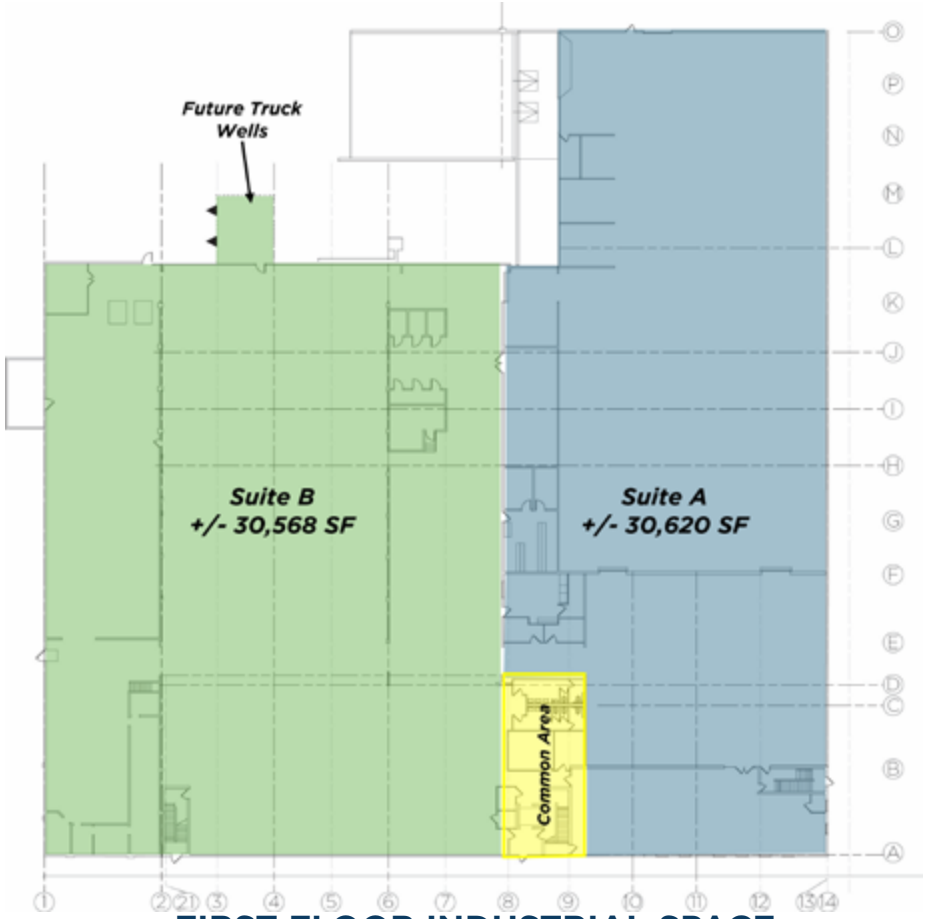
1225 E WEST MAPLE ROAD

FLOOR PLAN - 2ND FLOOR

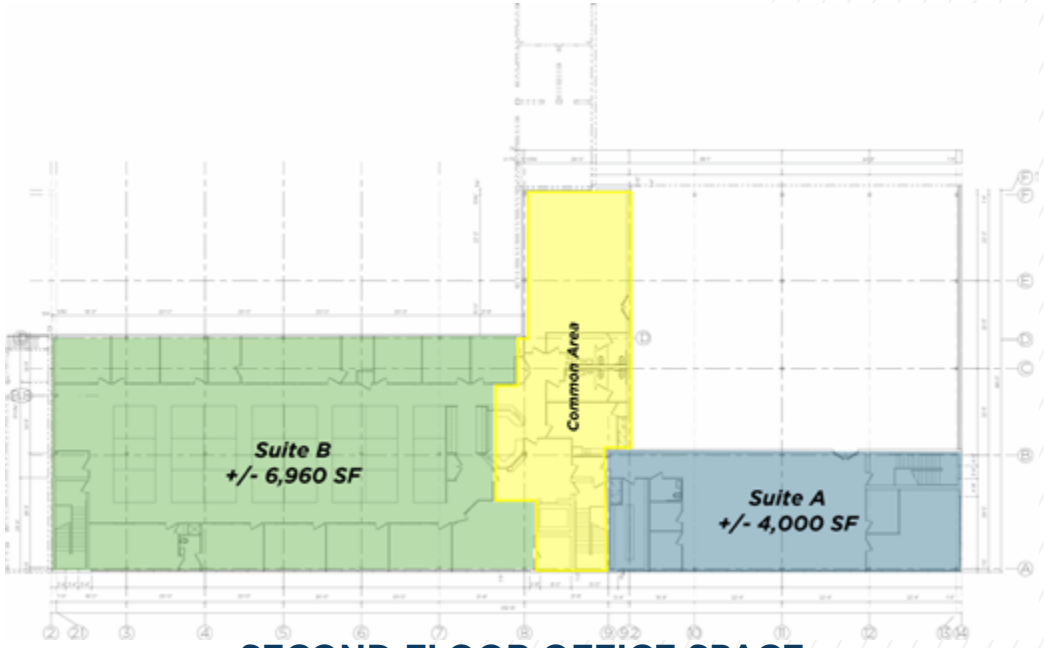


1225 E WEST MAPLE ROAD

FLOOR PLAN - MULTI-TENANT



FIRST FLOOR INDUSTRIAL SPACE



SECOND FLOOR OFFICE SPACE

N

1225 E WEST MAPLE ROAD
SURVEY

ITEMS CORRESPONDING TO SCHEDULE B-II

15. 15. COVENANTS AND RESTRICTIONS RELATING TO COST, USE, LOCATION, AND BUILDING SETBACK LINE OF 100 FEET (FROM THE CENTER OF HIGHWAY LOT LINE) CONTAINED IN THE DOCUMENT RECORDED AS Liber 1929, Page 535 & Liber 1863, Page 148.
(BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW)
Item located as shown hereon.

16. 16. DRAINAGE EASEMENT RECORDED ON FEBRUARY 12, 1993 IN Liber 13336, Page 101 MADE BY KEY SERVICES COMPANY LP AND GIVEN TO BOARD OF COUNTY ROAD COMMISSIONERS, COUNTY OF OAKLAND.
Item located as shown hereon.

17. 17. DRAINAGE EASEMENT RECORDED ON FEBRUARY 12, 1993 IN Liber 13336, Page 102 MADE BY HUSKY ENVELOPE PRODUCTS, INC., FKA SETKIRK INC, A MICHIGAN CORPORATION AND GIVEN TO COUNTY ROAD COMMISSIONERS, COUNTY OF OAKLAND.
Item located as shown hereon.

18. 18. Right of Way by Husky Envelope Products Inc., a Michigan corporation, in favor of Greenaway Drain Drainage District, recorded June 4, 1999 in Liber 20066, Page 528, Offictal Registry of Oakland County, Michigan.
Item located as shown hereon.

19. 19. EASEMENT DEED BY COURT ORDER RECORDED ON FEBRUARY 13, 2013 IN Liber 45356, Page 658, GIVING A PERMANENT TELECOMMUNICATIONS EASEMENT IN THE RIGHT OF WAY.
Item located as shown hereon.

20. 20. DECLARATION OF TAKING RECORDED ON AUGUST 29, 2016 IN Liber 49750, Page 18. HEREBY STATES ITC TRANSMISSION INTENDS TO TAKE A VEGETATION MANAGEMENT EASEMENT THAT WILL PROVIDE NECESSARY RIGHTS TO SAFELY AND RELIABLY MAINTAIN ITS EXISTING OVERHEAD ELECTRIC TRANSMISSION LINE. AS EFFECTUATED BY Vegetation Management Easement dated July 16, 2016 by Husky Envelope Products, Inc., a Michigan corporation, formally known as Setkirk, Inc., and International Transmission Company, a Michigan corporation, recorded October 28, 2016 In Liber 50002, Page 852, Offtclal Registry of Oakland County, Michigan.
Item located as shown hereon.

25. 25. Water Main Easement described and shown on unrecorded City of Walled Lake Department of Planning and Development Approved Site Plan dated March 5, 1999.
Item located as shown hereon.

FLOOD NOTE

The field survey was not conducted to determine the Flood Zone Areas.
By graphic scaling only we determined that according to the current FEMA's Flood Insurance Rate Map No. 26125C0486F, dated September 29, 2006, subject property is located in Flood Zone X and is outside of the 0.2% annual chance floodplain.
An Elevation Certificate may be needed to verify this determination.

MISCELLANEOUS NOTES

MN1 The bearing of N82°54"E being the North right of way of West Maple Rd., as shown on the plat of West Maple Acres, recorded in Liber 49of Plats, Page 51, OCR, was used as the basis of bearings.

MN2 The address of the property #1225 is per record documents and was confirmed in the field.

MN3 Subject property has direct access to E West Maple Rd., a public street.

MN4 The distance to the nearest streets intersection, E West Maple Rd. with N Pontiac Trail is +/-1100' West.

MN5 Surveyor did not observe evidence of current earth moving work, building construction or building additions.

MN6 Surveyor is unaware of proposed changes in street right of way lines, Surveyor did not observe evidence of recent street or sidewalk construction or repairs.

MN7 Surveyor was not provided with documents relating to locations and did not observe evidence of cemeteries, gravesites and burial grounds.

MN8 In regard to ALTA Table A Item 10, client did not designate any certain division or party walls with respect to adjoining properties.

MN9 The location of the utilities shown hereon are from observed visible evidence of above ground appurtenances only. The surveyor was not provided with underground plans of surface ground markings to determine the location of subterranean uses.

MN10 Ownership of fences, If any, was not determined under the scope of this survey.

MARKED PARKING	
Regular	1
Handicapped	1
Total	2

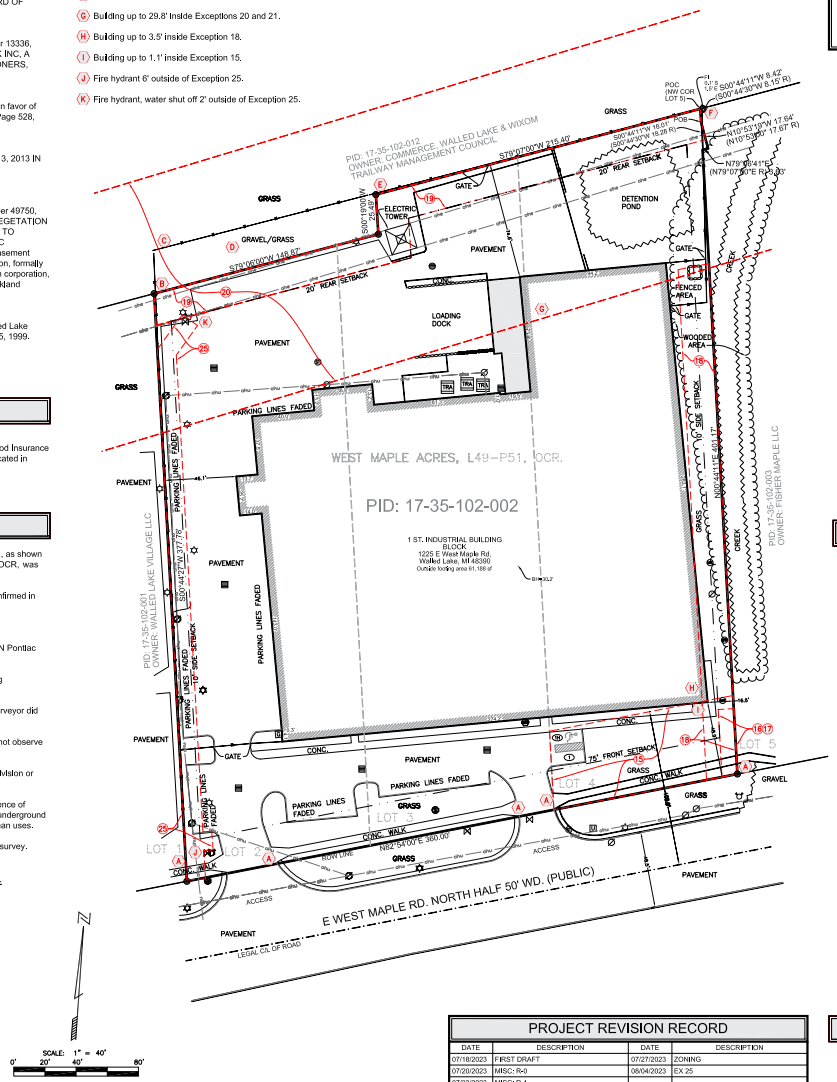
There are also areas with parking lines faded.

AREA OF PARCEL
3.3167 acres
144,476 sq. ft.

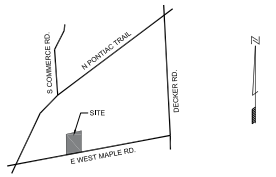
SIGNIFICANT OBSERVATION

The following list is only the opinion of this surveyor and should not be interpreted as complete listing.

A Concrete walk up to 12.6' inside subject property.
B Fence up to 0.8' inside subject property. Ownership of fence unknown.
C Fence up to 27' outside of subject property. Ownership of fence unknown.
D In surveyor opinion this area is used by subject property.
E Fence up to 0.9' outside of subject property. Ownership of fence unknown.
F Fence up to 1.0' outside of subject property. Ownership of fence unknown.
G Building up to 29.8' Inside Exceptions 20 and 21.
H Building up to 3.5' inside Exception 18.
I Building up to 1.1' inside Exception 15.
J Fire hydrant 6' outside of Exception 25.
K Fire hydrant, water shut off 2' outside of Exception 25.



VICINITY MAP - NOT TO SCALE



LEGEND OF SYMBOLS & ABBREVIATIONS

PROPERTY LINE
SET IRON W/CAP43058
FOUND IRON/PIPE/MON/NAIL (FI/FP/FM/FN)
SECTION CORNER
(Z) EASEMENTS
(A) ENCROACHMENTS
BH BUILDING HEIGHT
L/S LANDSCAPING
REGULAR, HANDICAP PARKING SPACES
SANITARY CLEAN OUT, MANHOLE
STORM END SECTION, MANHOLE
CATCH BASIN SQUARE, ROUND,
HYDRANT, GATE VALVE
WATER KEY, SHUT-OFF, METER
FIRE DEPARTMENT CONECTION
GAS KEY, METER, VALVE, MARKER
LIGHT POLE
ELECTRIC METER/PEDESTAL
TRANSFORMER
ELECTRIC LINE O/H
UNKNOWN, COMBINED MANHOLE
UTILITY, TELE, MANHOLE
UTILITY LINE O/H, POLE, GUY WIRE
UTILITY PEDESTAL
MONITORING WELL
FENCE
WALL
GUARD RAIL
CANOPY

ZONING INFORMATION

CPD - COMMERCIAL PLANNED DEVELOPMENT & DOWNTOWN OVERLAY

ITEM	REQUIRED
MIN. LOT AREA	15,000 SF
MIN. LOT WIDTH	100 FT.
MIN. FRONT SETBACK	(a)
MIN. SIDES SETBACK	10 FT.
MIN. REAR SETBACK	20 FT.
MAX BUILDING HEIGHT	30 FT/2 ST
PARKING SPACES	(b)

Zoning requirements were obtained from Zoning Report prepared by NV5; tel 800-787-8390;
Project No.: 7202301439
Report Date: July 26, 2023

(a) 35' minimum Front per Downtown Overlay - 15' minimum (setback shall be measured from a line parallel to and 60' from the centerline of the road) Maximum: none established
(b) Manufacturing establishment or establishment for production, processing, assembly, compounding, preparation, cleaning, servicing, testing, repair or storage of materials, goods or products, and business offices accessory thereto - One parking space per employee on the largest shift, plus one space per company vehicle and piece of mobile equipment plus sufficient space to accommodate the largest number of visitors that may be expected at any one time, but with a minimum of one space per 1,000 square feet of gross floor area.
Required spaces: 30 spaces (based on 30 employees on largest shift13), but a minimum of 77 spaces (based on 77,024 sq. ft.)

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
07/18/2023	FIRST DRAFT	07/27/2023	ZONING
07/20/2023	MISC: R-0	08/04/2023	EX 25
07/23/2023	MISC: R-1		
FIELD WORK: KT	DRAFTED: KT	CHECKED BY: DK, PS	FB & PG:

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

RECORD DESCRIPTION

LOTS 2, 3, 4 AND PART OF LOT 5,
BEGINNING SOUTH 0°44'30" WEST ALONG LOT LINE, 8.15 FEET FROM THE NORTHWEST CORNER OF LOT 5;
THENCE SOUTH 00°44'30" WEST 18.28 FEET;
THENCE NORTH 79°07'00" EAST 3.63 FEET;
THENCE NORTH 10°53'00" WEST 17.67 FEET TO THE POINT OF BEGINNING, OF WEST MAPLE ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 49 OF PLATS, PAGE 51, OAKLAND COUNTY RECORDS.

AS-SURVEYED DESCRIPTION

Part of Lot 5 does not close by 0.24'. An As-Surveyed Description was prepared.

Lots 2, 3, 4
and part of Lot 5 described as:
Commencing at the Northwest corner of Lot 5;
thence South 00°44'11" West 8.42' (recorded as South 00°44'30" West 8.15 feet), along the West line of Lot 5, to the Point of Beginning;
thence South 00°44'11" West 18.01 feet (recorded as South 00°44'30" West 18.28 feet), continuing along the West line of Lot 5;
thence North 79°06'41" East (record as North 79°07'00" East) 3.63 feet;
thence North 10°53'19" West 17.64 feet (recorded as North 10°53'00" West 17.67 feet), to the Point of Beginning,
all in the West Maple Acres, as recorded Liber 49 of Plats, Page 51, Oakland County Records.

The property described In this Survey Is the same property as described In the Commitment for Title Insurance issued by Old Republic National Title Insurance Company; File No.: 5147001741; Effective Date: June 30, 2023 at 8:00am.

ALTA/NSPS LAND TITLE SURVEY

for
AIC Income Fund III Maple, L.L.C.
NV5 Project No. 202302564, 001
1225 E. West Maple Road, Walled Lake, MI 48390

Based upon the Commitment for Title Insurance issued by Old Republic National Title Insurance Company; File No.: 5147001741; Issued Dated: July 28, 2023; Effective Date: June 30, 2023 at 8:00am.

Surveyor's Certification

TO:
- AIC Income Fund II Maple, L.L.C.;
- Old Republic National Title Insurance Company;
- and Bock & Clark Corporation, an NV5 Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 13, 14, 16, 17, and 19 of Table A thereof.
The fieldwork was completed on July 10, 2023.

Derek Kostelt, PS #4001043058 MI
Professional Surveyor
Derek.K@MichiganSurveying.com

Date of Survey: 07/18/2023
Date of Last Revision: 08/04/2023
Network Project No. 202302564-001-RF
Survey prepared by:

MICHIGAN SURVEYING, INC.
37637 Five Mile Rd., Suite 364, Livonia, MI 48154
tel. (734) 542-9088
www.MichiganSurveying.com

MSI JOB # 23-0363 SHEET 1 OF 1

Bock & Clark Corporation
an NV5 Company

Transaction Services **1-800-SURVEYS (787-8397)**
3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com
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FOR MORE INFORMATION, CONTACT:

TONY AVENDT
Executive Director
+1 248 358 6115
tony.avendt@cushwake.com

CONNER SALSBERRY
Director
+1 248 358 6114
conner.salsberry@cushwake.com

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CUSHMAN & WAKEFIELD