

FOR LEASE

1500 E. Highwood Boulevard

Pontiac, Michigan 48340

90,315 SF



Available June 1, 2022

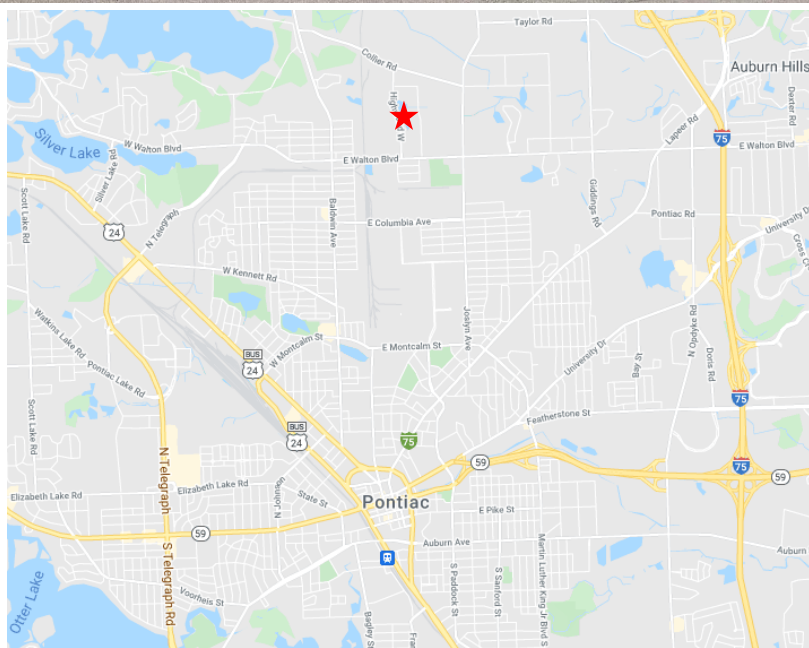
- 90,315 SF Crane building
- (2) 510' crane bays and (2) 350' crane bays
- (4) 10-ton cranes and (3) 15-ton cranes
- 21' 5" under hook
- 2,000 Amp / 480 Volt power
- 197 car parking
- Recently updated with fresh paint and LED lighting
- **Lease Rate: \$6.75/SF NNN**

Tony Avendt

Managing Director

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**CUSHMAN &
WAKEFIELD**

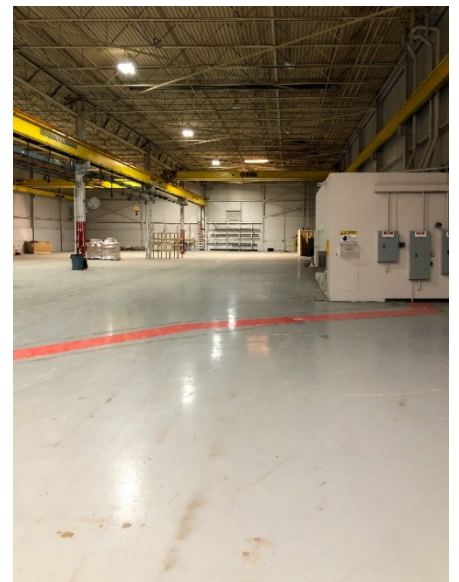
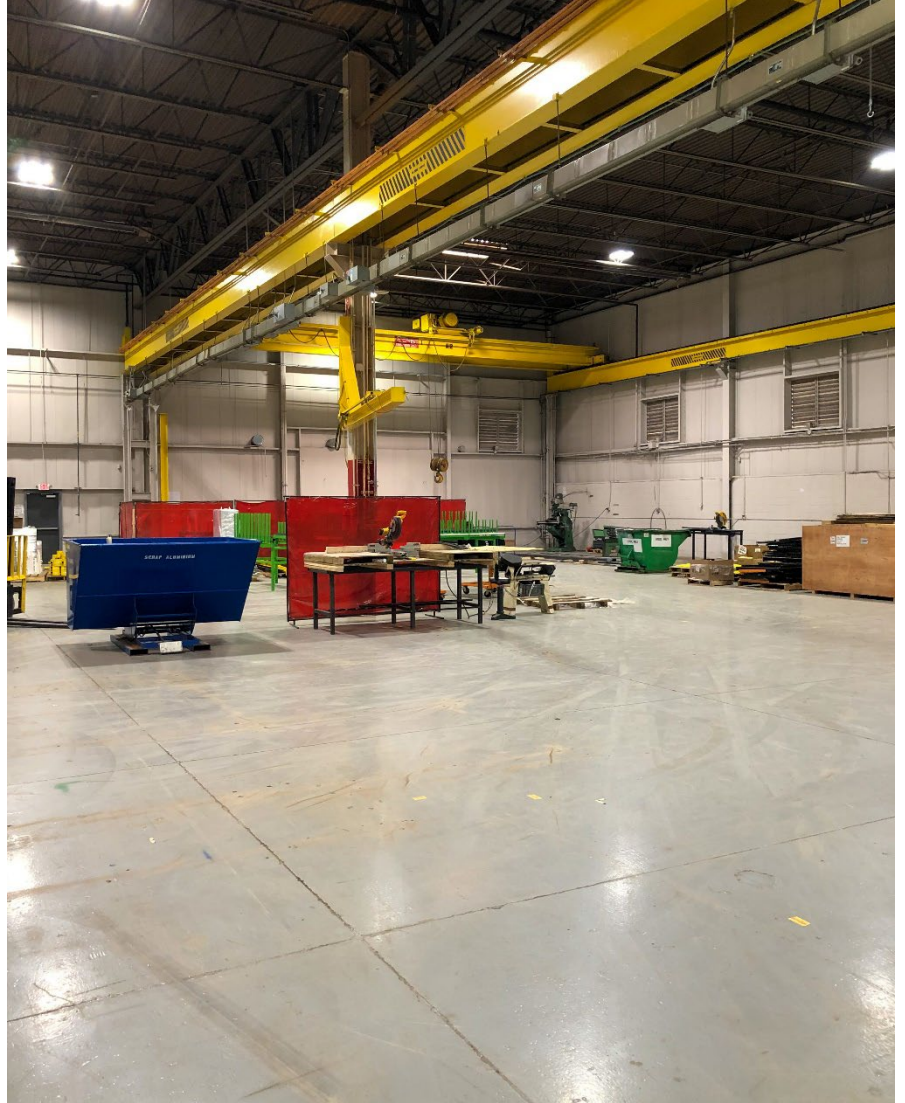
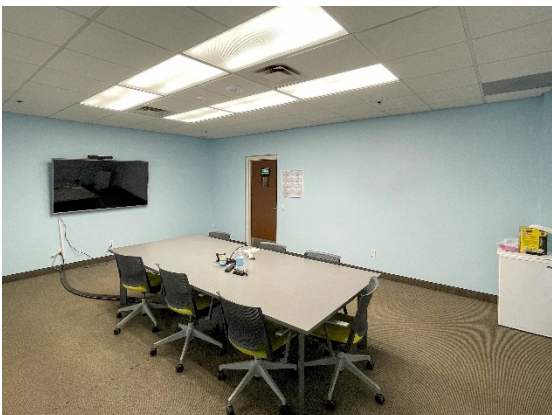
cushmanwakefield.com

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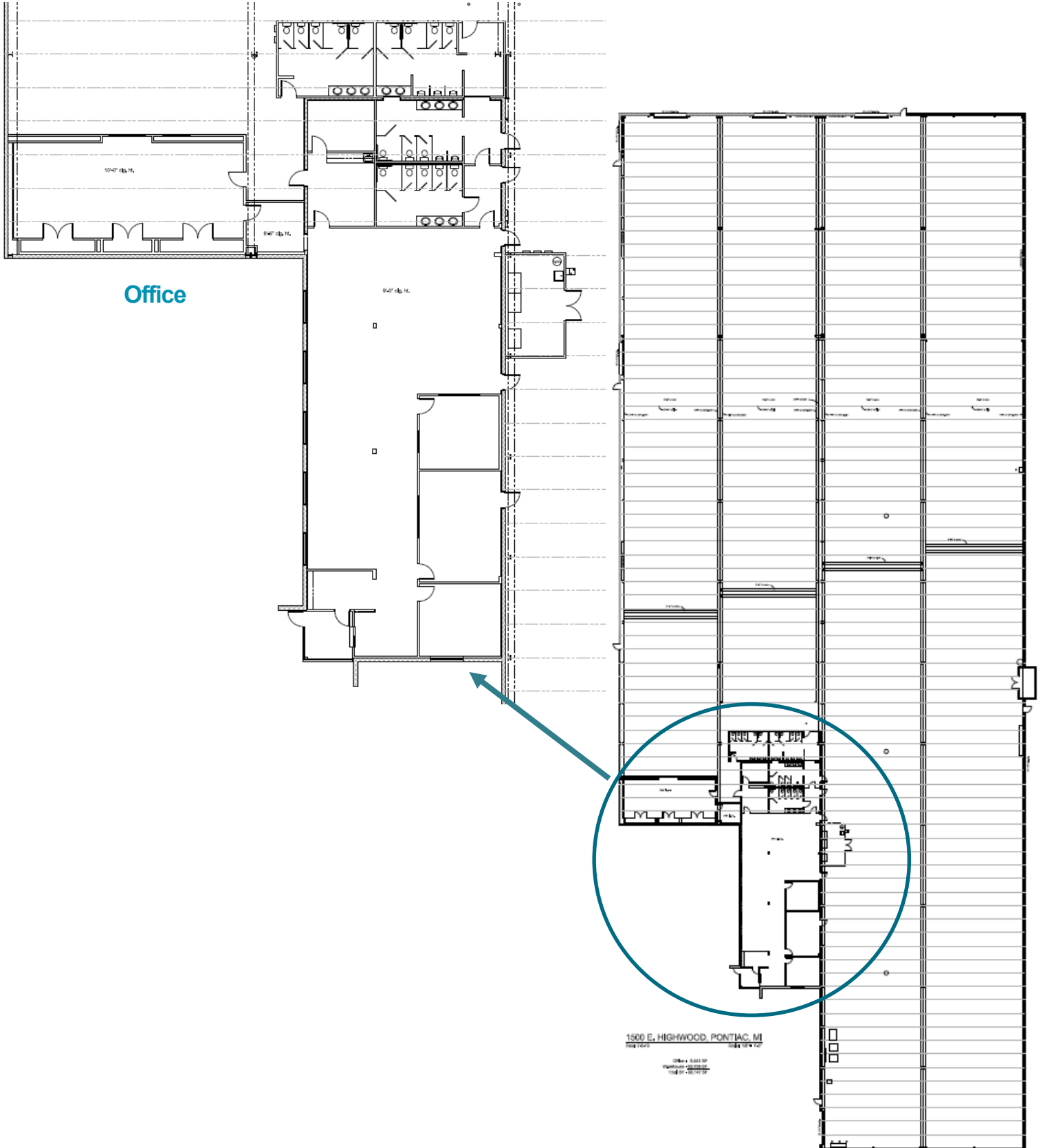


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GENERAL INFORMATION

Address	1500 E. Highwood Boulevard, Pontiac, Michigan 48340
Total Building Area	90,315 SF
Office Area	6,440 SF
Industrial Area	83,875 SF
Divisible To	NA
Primary Use	Manufacturing
Property Class	B
Year Built / Renovated	1997 / 2018
Construction Type	Concrete block and insulated steel panel
Stories	1
Roof	Ballasted EPDM
Mezzanine	None

SITE DETAILS

Total Acreage	5.82
Zoning	IP-1
Parcel ID	14-09-352-014
Auto Parking	197 surface spaces
Trailer Parking	No
Outside Storage	Yes (fenced)
Site Fencing	Partial
Major Crossroads	E. Walton Blvd and Joslyn Ave

[BUILDING/SUITE] AMENITIES

Ceiling Clearance	27'
Bay Size / Column Spacing	50'
Docks/Wells	None
Dock Equipment	None
Grade Doors	6 - 16'x14'
Industrial Area HVAC	Radiant heat (partial AC)
Industrial Area Lighting	LED
Floor Thickness	6" reinforced
Floor Drains	Yes
Fire Suppression	Ordinary hazard
Cranes	3 15-ton, 4 10-ton Underhook 21'5"
Electric	2000a/480v Buss Duct
Air Lines/ Compressor	Yes
Lunch/Break Room	Yes
Rail Served	No
Building Expandable	No

PRICING

Rental Rate	\$6.75 /SF/YR
Lease Type	NNN
Desired Term	5+ years
Est. Opex	\$1.28/SF
Taxes	\$0.73/SF
Insurance	\$0.20/SF
CAM	\$0.35/SF

LISTING AGENTS

Tony Avendt

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