



**For Lease | Industrial**

**Property Highlights**

**2501 Commercial Drive | Auburn Hills, MI**

- 12,108 SF
  - 8,937 SF Warehouse
  - 3,171 SF Office
- Two (2) Mezzanines – Not Included in SF (30' x 11' and 30' x 15')
- 21' Ceiling Height
- One (1) 7.5 Ton Crane
- Three (3) Drive-In Doors
  - Two (2) 14' x 16'
  - One (1) 20' x 16'
- 40' Bays
- LED Fixtures
- 52 Parking Spaces
- Zoned I-2 (Light Industrial)

Peter J. Kepic, SIOR  
248 226 1842  
peter.j.kepic@colliers.com

Ryan D. Brittain, CCIM  
248 226 1810  
ryan.brittain@colliers.com

Peter E. Kepic  
248 226 1840  
peter.kepic@colliers.com

# Property Specs

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Gross SF:	12,108
Office SF:	3,171
Warehouse SF:	8,937
Year Built:	1980
Construction:	Concrete and Masonry
Ceiling Height:	21'
Drive-In Doors:	Two (2) 14' x 16' One (1) 20' x 16'
Docks:	None
Bay Size:	40'
Cranes:	One (1) 7.5 Ton
Underhook:	15'
Fixtures:	LED
Power:	480V
Heating:	Radiant Tube
Sprinklers:	None
Floor Drains:	Yes
Railroad:	No
Parking:	52 Spaces
Parcel Id:	14-14-126-027
Acreage:	3.90 Acres
Zoning:	I-2 (Light Industrial)
Crossroads:	Walton Boulevard / N. Opdyke Road



## Financials

Lease Rate:	\$10.95/SF/YR NNN
Property Taxes:	\$ 0.44/SF
Insurance:	\$ 0.21/SF
CAM:	\$ 1.65/SF

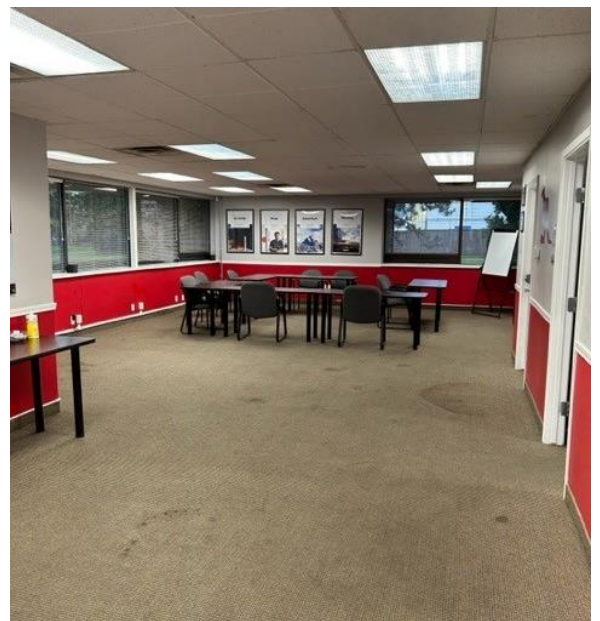
## Highlights

- One (1) 7.5 Ton Crane
- Two (2) Mezzanines – Not Included in SF (30' x 11' and 30' x 15')
- Floor Drains

# Property Photos

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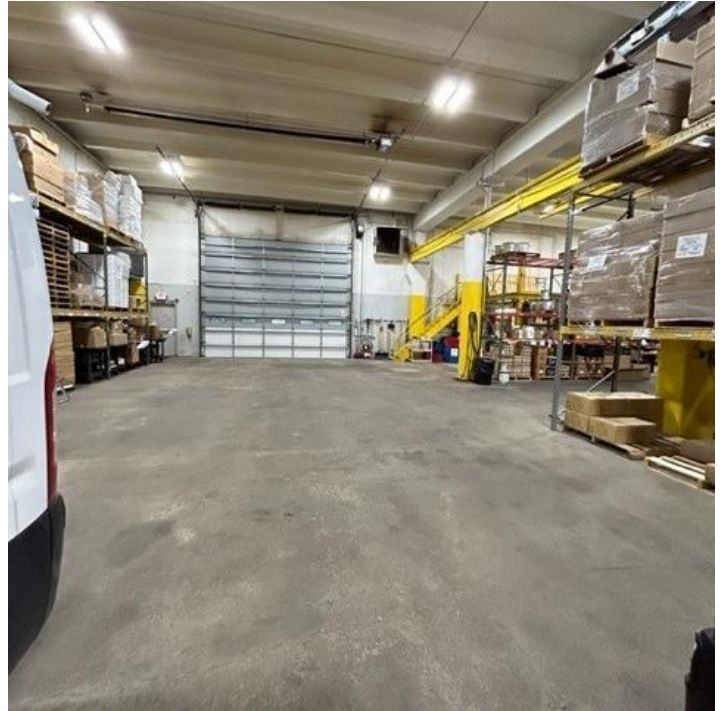
2501 Commercial Drive | Auburn Hills, MI



# Property Photos

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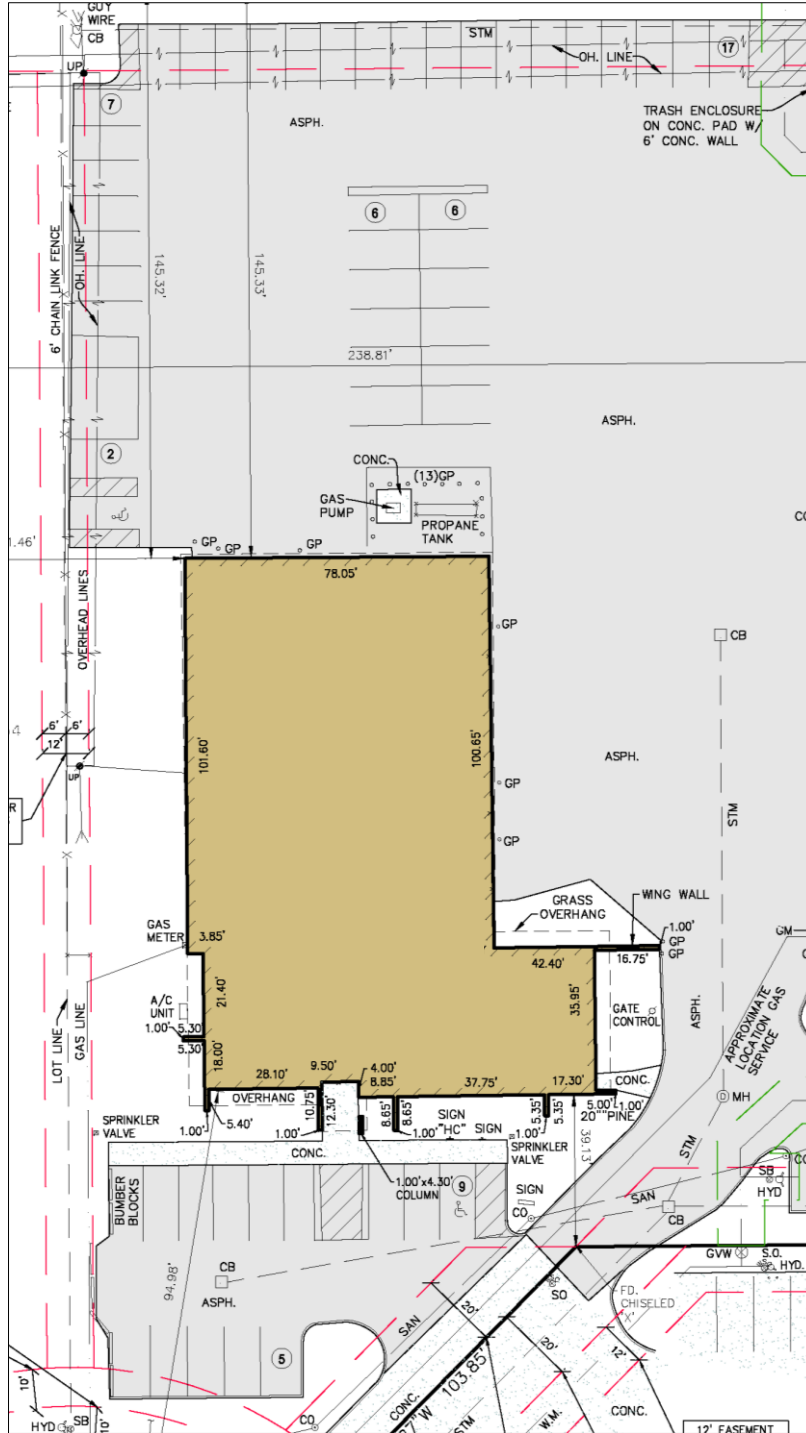
2501 Commercial Drive | Auburn Hills, MI



# Survey

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# Aerial

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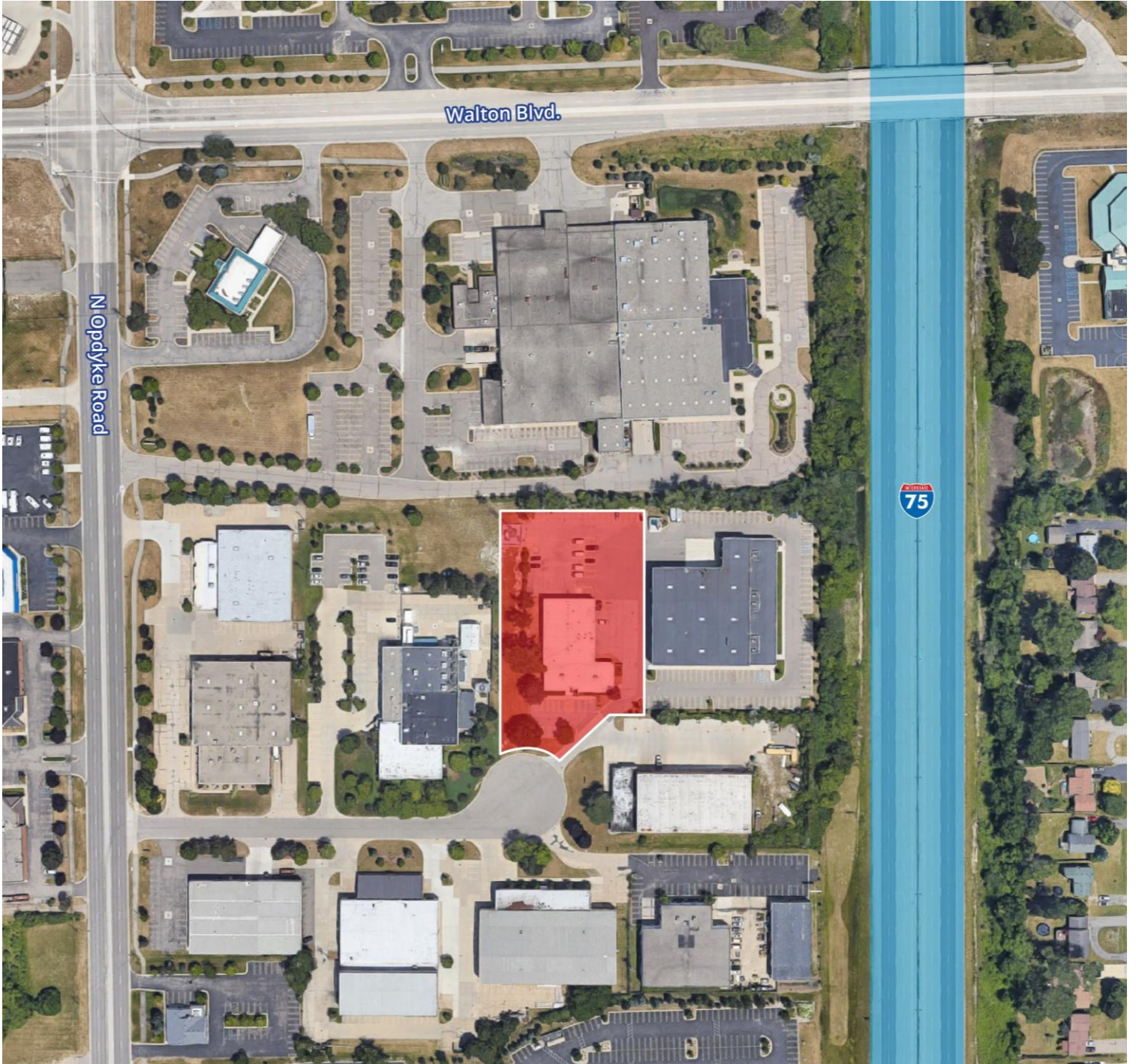
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# Location Aerial

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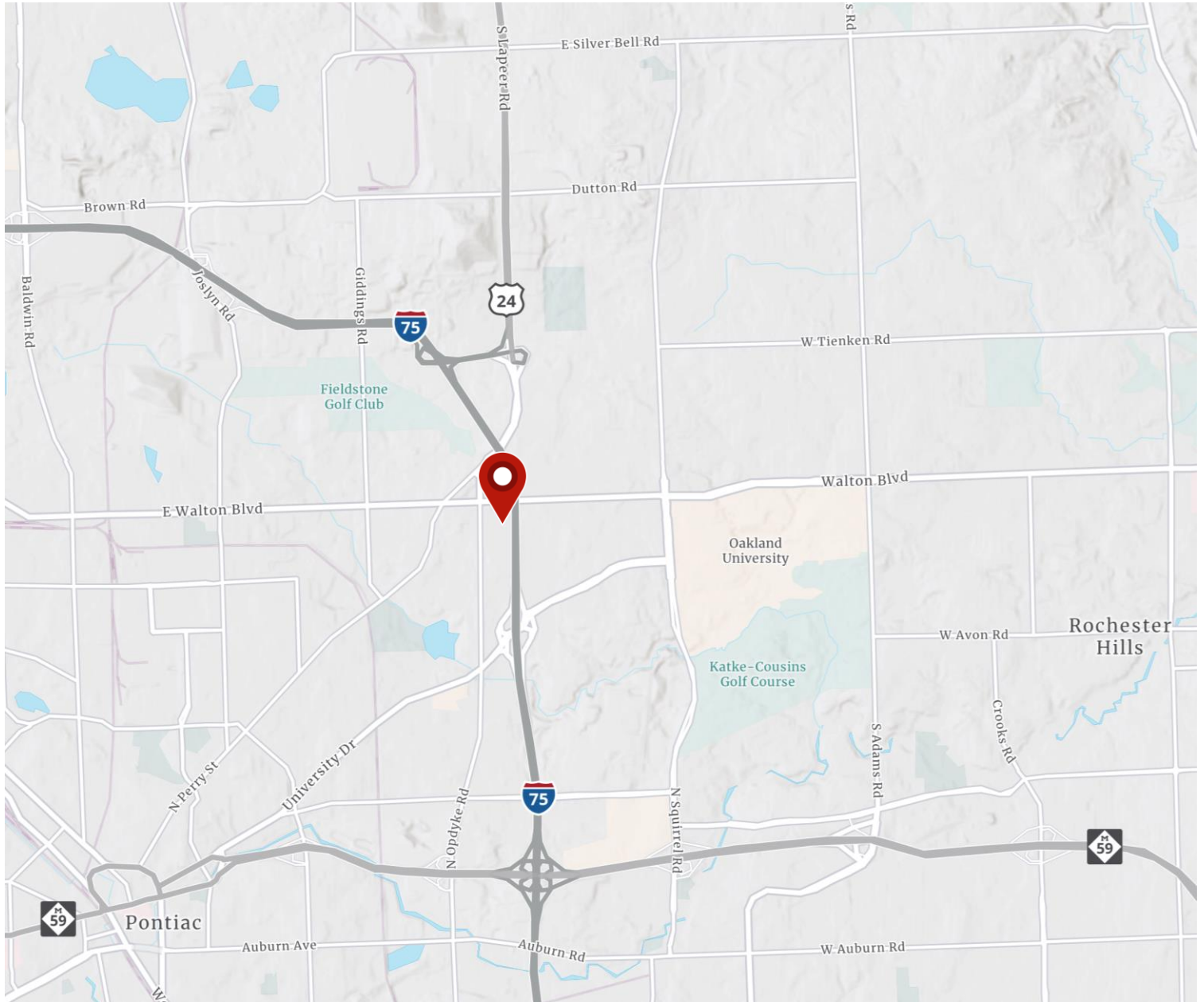
2501 Commercial Drive | Auburn Hills, MI



# Location Map

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*We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.*

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