

# 885

WEST ENTRANCE DRIVE  
AUBURN HILLS, MICHIGAN

75,200 SQUARE FOOT FLEX/  
INDUSTRIAL BUILDING

2,160 KW EXISTING DATA  
CENTER

6.88 ACRES

ZONED TECHNOLOGY &  
RESEARCH

DUAL FEED & HEAVY POWER

DESIRABLE AUBURN HILLS  
SUBMARKET



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**CBRE**

**SALES PRICE: \$5,640,000**

## **EXECUTIVE SUMMARY**

885 West Entrance Drive is located in the desirable Auburn Hills submarket. With immediate proximity to major transportation routes including M-59 and Interstate 75, the property is ideally positioned for a corporate owner / user. The 75,200 square foot flex/data center building features ample parking, 20' ceilings, robust power and cooling systems, as well as 4 generators. The 6.88 acre site is situated adjacent to Oakland University & in close proximity to the Stellantis North American Headquarters (formerly Fiat-Chrysler Automobiles). 885 West Entrance Drive is zoned Technology & Research allowing for a variety of users and possible redevelopment and expansion of the site.





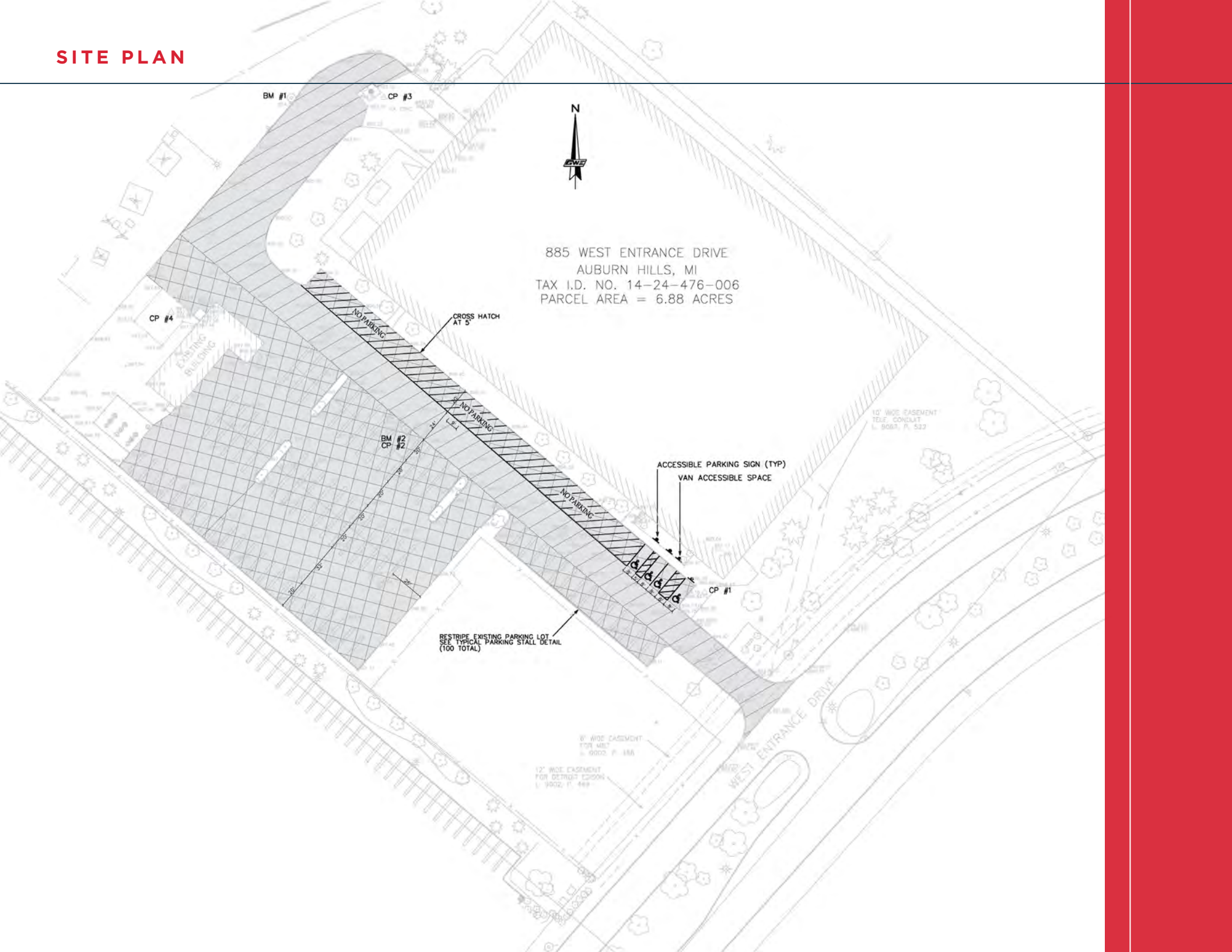
## PROPERTY DETAILS

|                               |                                                                                                                                                                                                                 |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building Size                 | 75,200 Square Feet                                                                                                                                                                                              |
| Year Built                    | 1984                                                                                                                                                                                                            |
| Land Area                     | 6.88 Acres                                                                                                                                                                                                      |
| Zoning                        | Technology & Research                                                                                                                                                                                           |
| Stories                       | One                                                                                                                                                                                                             |
| Construction Type             | Concrete                                                                                                                                                                                                        |
| Parking                       | 102 spaces                                                                                                                                                                                                      |
| Minimum Clear Height          | 20 Feet                                                                                                                                                                                                         |
| Loading Docks                 | Two Loading Docks. One has a leveler built into the dock.                                                                                                                                                       |
| Grade Level Doors             | Two Electric Rolling Dock Doors. Both have 13'8" Clearance.                                                                                                                                                     |
| Raised Floor                  | 56,000 total SF of 2' x 2' Tate Raised Floor with 24" Height                                                                                                                                                    |
| Utility Feed                  | Two (2) Underground Power Lines: 13,200 Volts, 1,200 Amp Service, DTE power provider                                                                                                                            |
| Generator Specs               | 4 generators, 1600kW, Detroit Diesel, (3)-1994 (1)-2008                                                                                                                                                         |
| Commission IT Load            | 2160kW Capacity                                                                                                                                                                                                 |
| HVAC System                   | Sixty (60) Total Liebert CRAC units.<br>Fifty-Five (55) x 20 tons<br>Five (5) x 30 tons                                                                                                                         |
| UPS Configuration             | 2N + 1 Configuration. Installed in 2008, Liebert.<br>Ten (10) 750kVA / 650kW Modules<br>Two (2), Five (5) Module Systems.                                                                                       |
| On-site fuel storage          | Four (4) - 6,000 Gallon UST                                                                                                                                                                                     |
| Security Systems Specs        | Fenced perimeter with controlled gate entry. Thorough camera surveillance covering outside of site and entrances to building and raised floor. Card reader access to raised floor, DMAR, and Electrical Spaces. |
| Fire Suppression System Specs | Wet sprinklers throughout office areas and back dock. Pre-Action systems for raised floor and electrical rooms.                                                                                                 |
| Internet Providers            | AT&T, Verizon, and Level3                                                                                                                                                                                       |

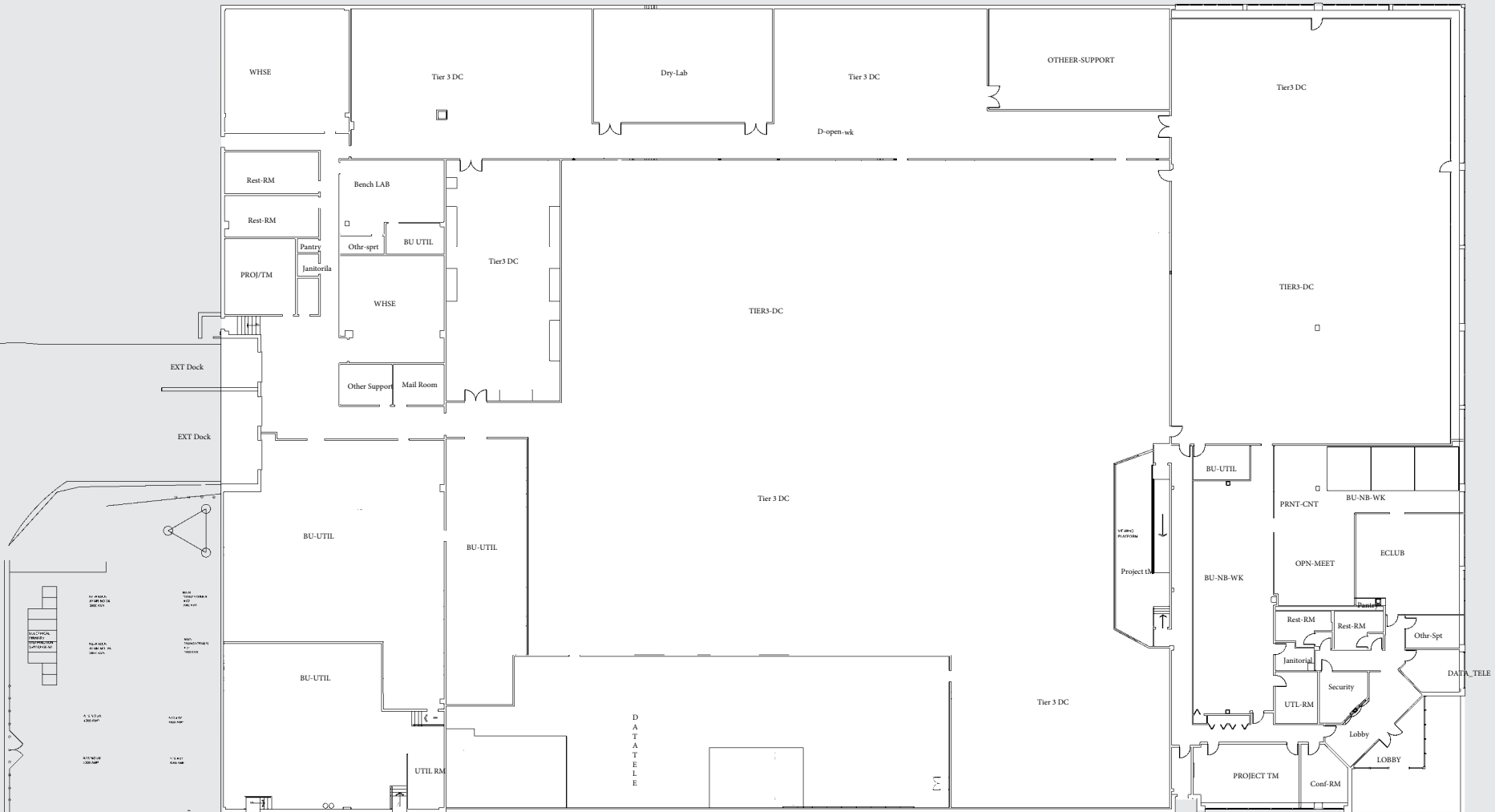
SITE AERIAL



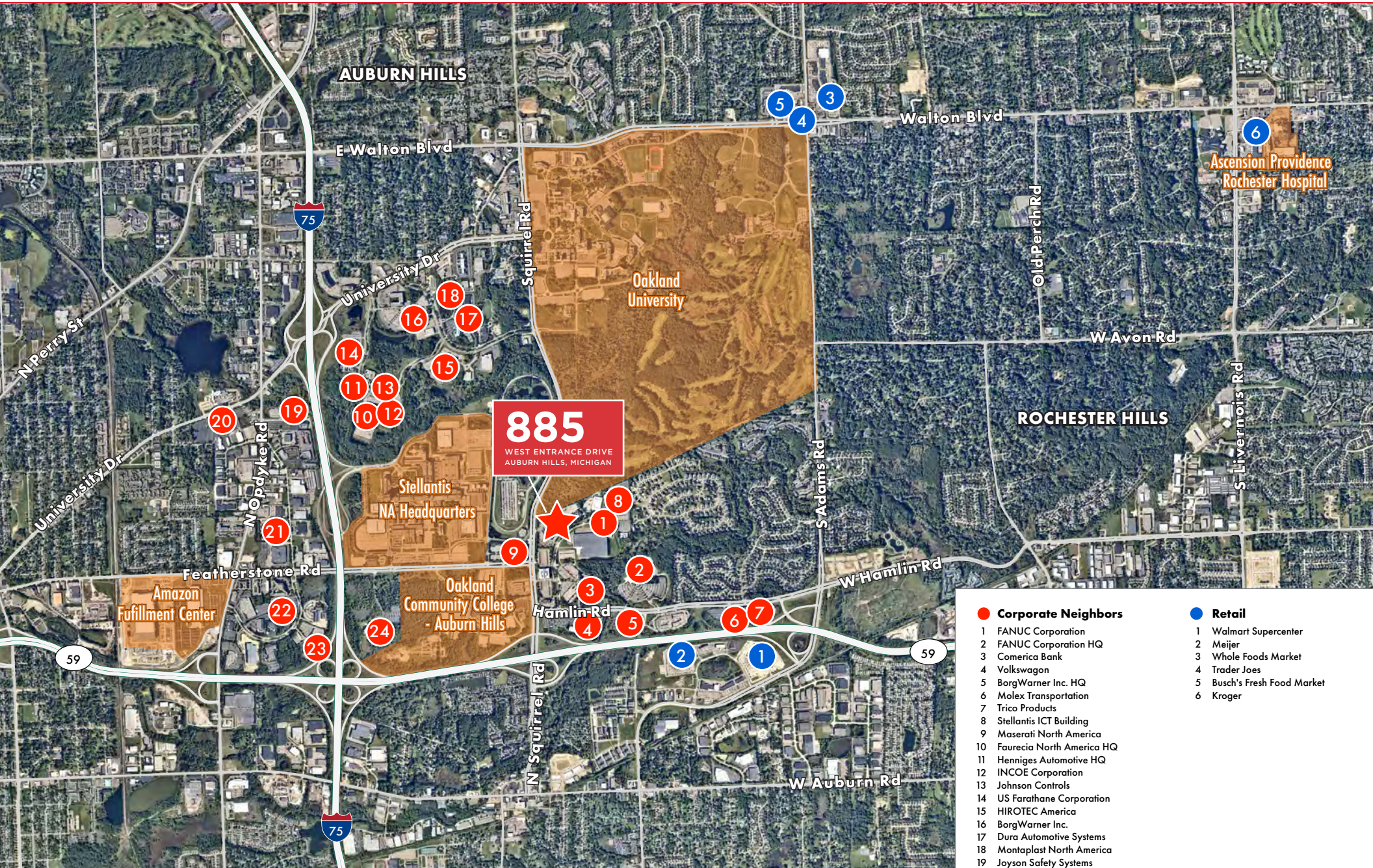
# SITE PLAN



# FLOOR PLAN



# AERIAL MAP



**885**  
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**Corporate Neighbors**

- 1 FANUC Corporation
- 2 FANUC Corporation HQ
- 3 Comerica Bank
- 4 Volkswagen
- 5 BorgWarner Inc. HQ
- 6 Molex Transportation
- 7 Trico Products
- 8 Stellantis ICT Building
- 9 Maserati North America
- 10 Faurecia North America HQ
- 11 Henniges Automotive HQ
- 12 INCOE Corporation
- 13 Johnson Controls
- 14 US Farathane Corporation
- 15 HIROTEC America
- 16 BorgWarner Inc.
- 17 Dura Automotive Systems
- 18 Montaplast North America
- 19 Joyson Safety Systems
- 20 Baker College Auburn Hills
- 21 Thyssenkrupp Engineering
- 22 Valiant International
- 23 Continental
- 24 Thomas M. Cooley Law School

**Retail**

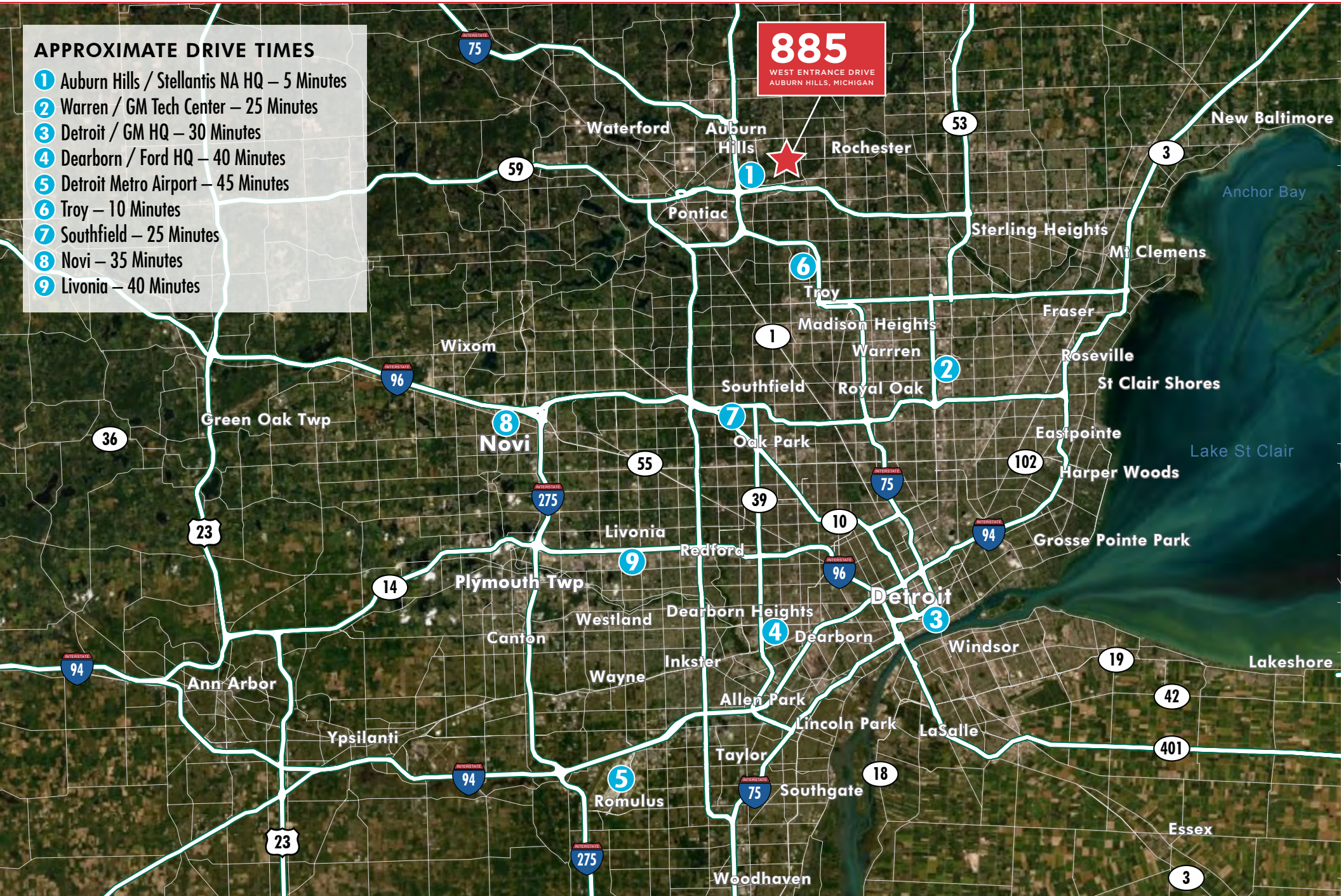
- 1 Walmart Supercenter
- 2 Meijer
- 3 Whole Foods Market
- 4 Trader Joes
- 5 Busch's Fresh Food Market
- 6 Kroger

# PROXIMITY MAP

## APPROXIMATE DRIVE TIMES

- 1 Auburn Hills / Stellantis NA HQ – 5 Minutes
- 2 Warren / GM Tech Center – 25 Minutes
- 3 Detroit / GM HQ – 30 Minutes
- 4 Dearborn / Ford HQ – 40 Minutes
- 5 Detroit Metro Airport – 45 Minutes
- 6 Troy – 10 Minutes
- 7 Southfield – 25 Minutes
- 8 Novi – 35 Minutes
- 9 Livonia – 40 Minutes

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## TRANSACTION GUIDELINES

DXC Technology (“Seller”) has engaged CBRE as its exclusive agent in the offering of 885 West Entrance Drive, Auburn Hills, Michigan (the “Property”). The prospective purchasers will be selected by Seller in its sole and absolute discretion on the basis of a variety of factors, including, but not limited to: i) offer price; ii) financial strength; iii) level of discretion to invest funds; iv) ability to close in a timely fashion; v) experience in closing similar transactions; vi) absence of any contingencies; and vii) level of due diligence completed.

Following the distribution of offering materials and receipt of Seller’s Confidentiality Agreement signed by the prospective Purchaser and its Broker, if applicable, CBRE will be available to provide access to the information contained in its “virtual property data room” and assist prospective purchasers with on-site inspections during the dates and times noted below and conducted pursuant to Seller’s site access agreement.

All offers must be presented in writing and must include the following:

**PURCHASE PRICE** – The source of capital, both equity and debt (if necessary) and amount of earnest money deposit as outlined in CBRE’s “call for offers” invitation.

**TIMING** – Current ownership date to vacate the property is estimated as September 30, 2022. Preferential treatment may be given to purchasers that can accommodate a closing schedule with a tight due diligence period and a closing date directly after current ownership vacate date.

**SURETY OF CLOSE** – Confirmation the applicable company and other approvals have been obtained, as well as a proven track record of closing similar transactions will be a significant factor.

**COMPLETION OF PRELIMINARY DUE DILIGENCE** – CBRE will provide an electronic “virtual property data room” with all available due diligence materials for potential purchasers.

Please note the following:

**PROPERTY TOURS** - SHOWINGS OF THE PROPERTY SHALL COMPLY WITH COVID-19 PRECAUTIONS AND BE ARRANGED WITH CBRE AT LEAST 48 HOURS IN ADVANCE.

**OFFERS** - CBRE requests that initial offers be submitted to **Mark Collins** and **Andrew Baines**, CBRE via email at **mark.collins@cbre.com** and **andrew.baines@cbre.com**

**The property will be sold to the purchaser in “as-is” condition with all faults, without any representations and warranties by the Seller relative to the physical conditions, zoning or use thereof, and the terms of the sale agreement will contain Seller’s standard as-is sale provision. Buyer to waive all claims against Seller with respect to the condition of the property.**

Seller reserves the right to modify the bidding process in any way and to accept or reject any or all offers regardless of terms. The Seller, in consultation with CBRE, will use preliminary indications to select a prospective purchaser with whom it will work to finalize due diligence and a definitive Purchase and Sale Agreement. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering or making an offer to purchase the Property unless and until such offer is approved by the Seller, a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller and its legal counsel, and any conditions to the Seller’s obligations thereunder have been satisfied or waived.

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