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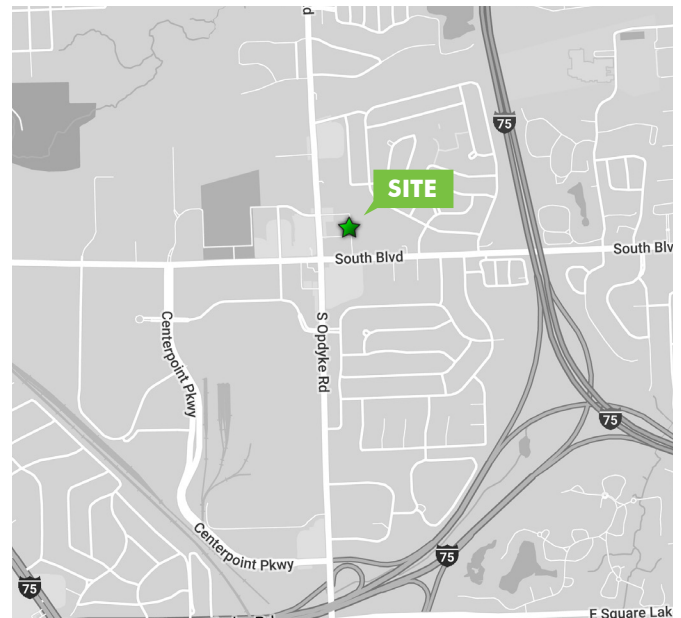
# 975 S OPDYKE ROAD

Auburn Hills, Michigan



## PROPERTY INFORMATION

- + Up to 41,576 SF available
- + Open office/engineering layout
- + 18' clear shop space available to suit
- + Grade-level doors available
- + Ample surface parking (8/1,000 SF)
- + Easy access to I-75 and M-59 freeways
- + Building and pylon signage available
- + Close proximity to restaurants, hotels and services along Opdyke Road
- + Professionally managed and maintained



## CONTACT US

### LAUREN SCARPACE

Senior Vice President  
+1 248 351 2060  
lauren.scarpace@cbre.com

### EUGENE J. AGNONE, III

Senior Vice President  
+1 248 351 2024  
eugene.agnone@cbre.com

### BLAKE BURSTEIN

Associate  
+1 248 936 6890  
blake.burstein@cbre.com

[www.cbre.us/detroit](http://www.cbre.us/detroit)

**CBRE**

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## PROPERTY AERIAL



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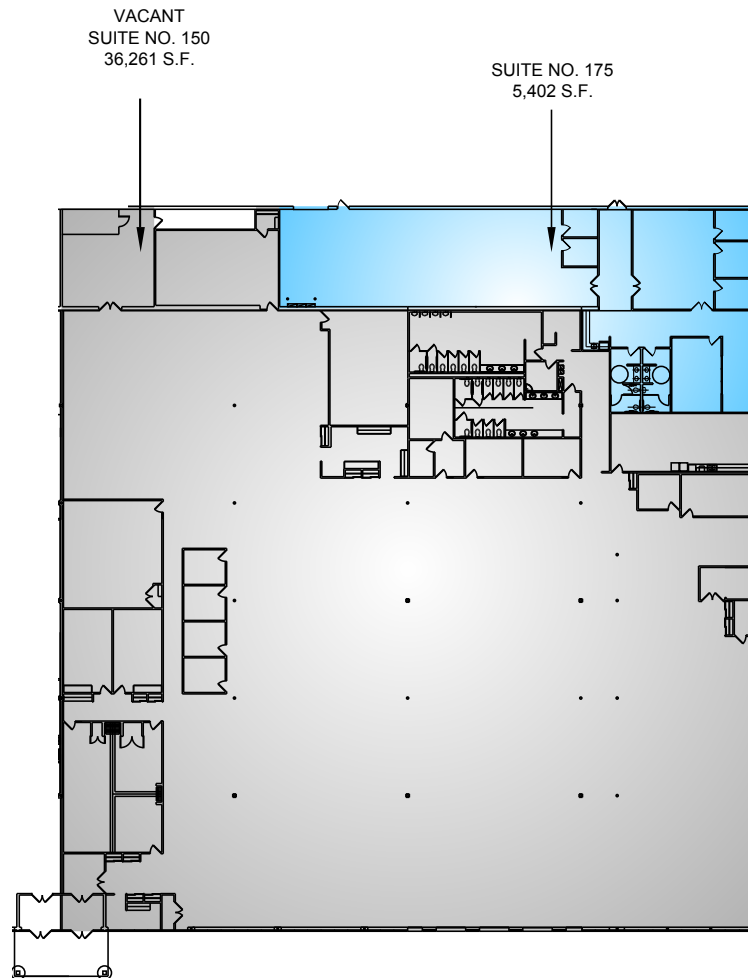
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## FLOOR PLAN



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## PROPERTY OVERVIEW

- + County: Oakland
- + Zoning: Technology & Research
- + Total Available: Up to 41,576 SF
- + Divisible (Min/Max): Up to 41,576 SF
- + Lease Rate: \$8.00 PSF NNN
- + Taxes: NNN Expenses: Available Upon Request



## LAND & STRUCTURES

<b>Year Built:</b>	1971; Renovated 2000	<b>Parking:</b>	8/1,000 SF
<b>Total Available:</b>	Up to 41,576 SF	<b>HVAC:</b>	100% Air-Conditioned
<b>Available Office:</b>	Up to 41,756 SF (can be reduced to create shop component)	<b>Power:</b>	1,000a/440-480v 3p Heavy
<b>Available Shop:</b>	To Suit	<b>Security System:</b>	No
<b>Divisible:</b>	TBD	<b>Lighting:</b>	Fluorescent
<b>Acreage:</b>	13.5 Acres	<b>Restrooms:</b>	Ample
<b>Construction:</b>	Brick/Block	<b>Drive Ins:</b>	Can be Added
<b>Stories:</b>	One (1)	<b>Truckwells / Docks:</b>	No
<b>Floor Drains:</b>	Yes	<b>Cranes:</b>	None
<b>Ceiling Height:</b>	12'-18'	<b>Sprinklers:</b>	Yes



## COMMENTS

- + Fully air-conditioned single story facility
- + Office can be reduced and converted to shop space at 18' clear
- + 8/1,000 SF Parking Spaces
- + Close proximity to restaurants, hotels and services along Opdyke Road
- + Easy Access to I-75 & M-59



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