

FOR LEASE >

INDUSTRIAL AVAILABILITY

2082 BROWN ROAD | AUBURN HILLS, MICHIGAN



PRIME BROWN ROAD FRONTAGE

> PROPERTY HIGHLIGHTS

- 37,932 SF (5,111 SF of Office Space)
- 25' Clear Ceiling Height
- 1 – 12' x 14' Grade Level Door
- 2 Truckwells
- 3,000A / 480V Power
- New Parking Lot
- Zoned Light Industrial

COLLIERS INTERNATIONAL
2 Corporate Drive | Suite 300
Southfield, Michigan 48076

For More Information Call:

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2082 BROWN ROAD

AUBURN HILLS, MICHIGAN

> BUILDING SPECS

Gross SF:	37,932
Office SF:	5,111
Warehouse SF:	32,821
Acreage:	2.98
Year Built:	1997
Floors:	6"
Floor Drains:	Yes
Roof:	Membrane
Ceiling Height:	25' Clear
Doors:	1 – 12' x 14' Grade Level
Docks:	2
Air Lines:	Yes
Water Lines:	Yes
Cranes:	1 – 10 Ton
Underhook:	N/A
Fixtures:	Fluorescent
Power:	3,000A / 480V
Heating:	Radiant
Sprinklers:	Yes
Buss Duct:	Yes
Railroad:	No
Parking:	68 Spaces
Zoning:	Light Industrial
Crossroads:	Brown Road/Giddings Road



> FINANCIALS

Lease Rate:	\$6.95/SF NNN
Annual Property Taxes:	
2017 Summer	\$26,969.07
2016 Winter	\$ 9,639.88
Property Taxes PSF:	\$ 0.97

> HIGHLIGHTS

- Prime Brown Road Frontage
- New Parking Lot
- 1 - 10 Ton Crane
- Compressor / Dryer
- Air Lines / Water Lines

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> EXTERIOR PHOTOS



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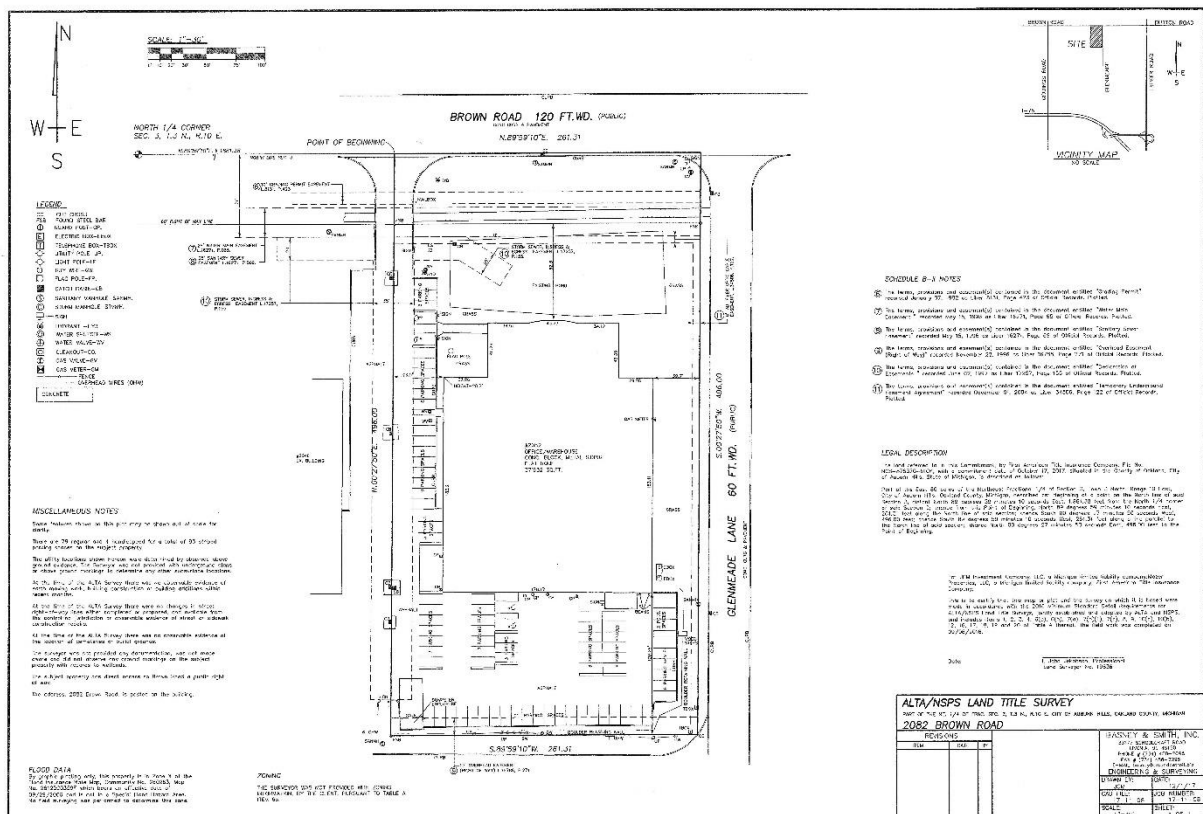
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> SURVEY



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> AERIAL



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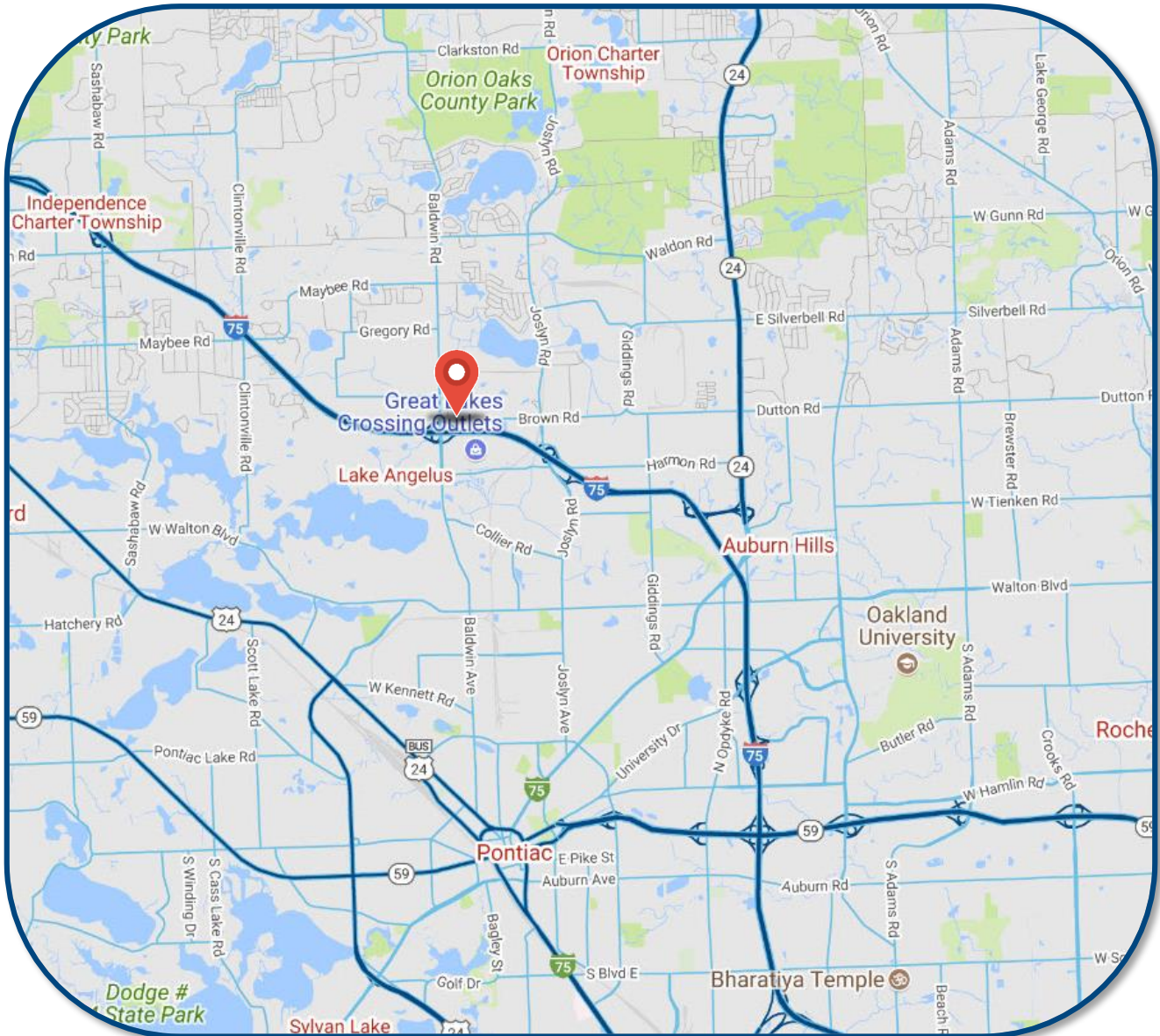
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> LOCATION MAP



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