

FOR SUBLEASE >

INDUSTRIAL AVAILABILITY

325 W. SILVERBELL ROAD, SUITE 290 | ORION TOWNSHIP, MICHIGAN



SUBLEASE THROUGH MAY 1, 2020

> PROPERTY HIGHLIGHTS

- 24,000 Square Feet of Class A Warehouse Space
- Office Square Feet TBD
- 32' Clear Height
- ESFR Fire Suppression
- (9) Total Docks with (1) Dock Equipped with 50,000 lb. Mechanical Leveler
- Adjacent to GM Orion Assembly Plant
- Great Access to I-75

COLLIERS INTERNATIONAL

2 Corporate Drive | Suite 300
Southfield, Michigan 48076

For More Information Call:

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> BUILDING SPECS

Gross Square Feet:	639,499
Available Square Feet:	24,000 (Warehouse)
Office Square Feet:	To Be Determined
Year Built:	2005
Acres:	60.9
Exterior Construction:	Panels
Floors:	7" – 8" Concrete
Roof:	Membrane
Ceiling Height:	32' Clear
Docks:	(9) Total Docks with (1) Dock Equipped with 50,000 lb. Mechanical Leveler
Bay Size:	50' x 50'
Cranes:	None
Underhook:	N/A
Fixtures:	Metal Halide
Power:	277/480V, 3-Phase Power
Sprinklers:	ESFR
Railroad:	Yes
Parking:	10 Spaces
Trailer Parking:	10 Spaces



> FINANCIALS

Lease Rate: \$5.35/SF NNN
(3% Annual Escalations)

CAM/Insurance/Taxes
Per Square Foot: \$ 1.71/SF

> HIGHLIGHTS

- Sublease Through May 31, 2020
- 32" Clear Ceiling Height
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> AERIAL



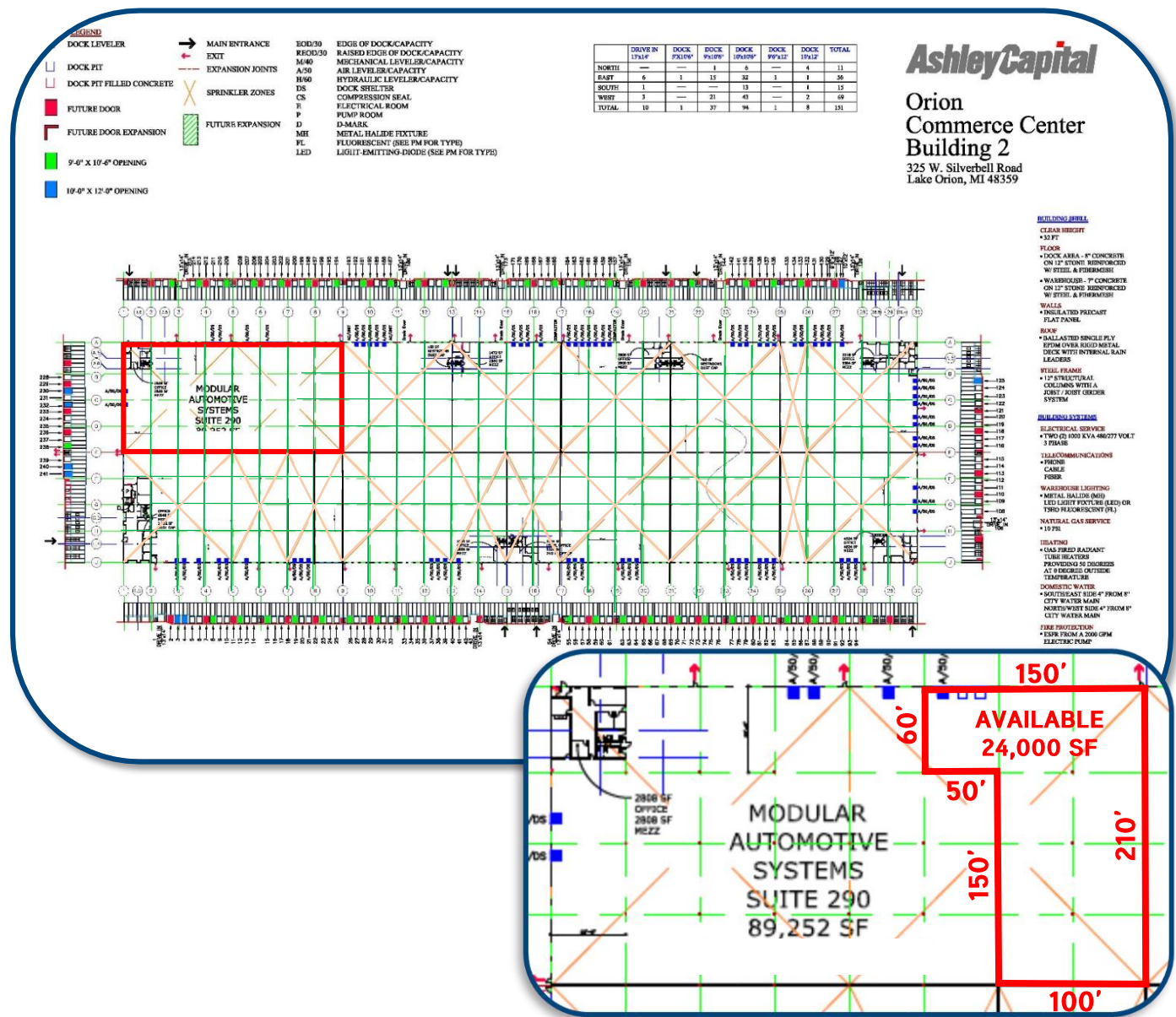
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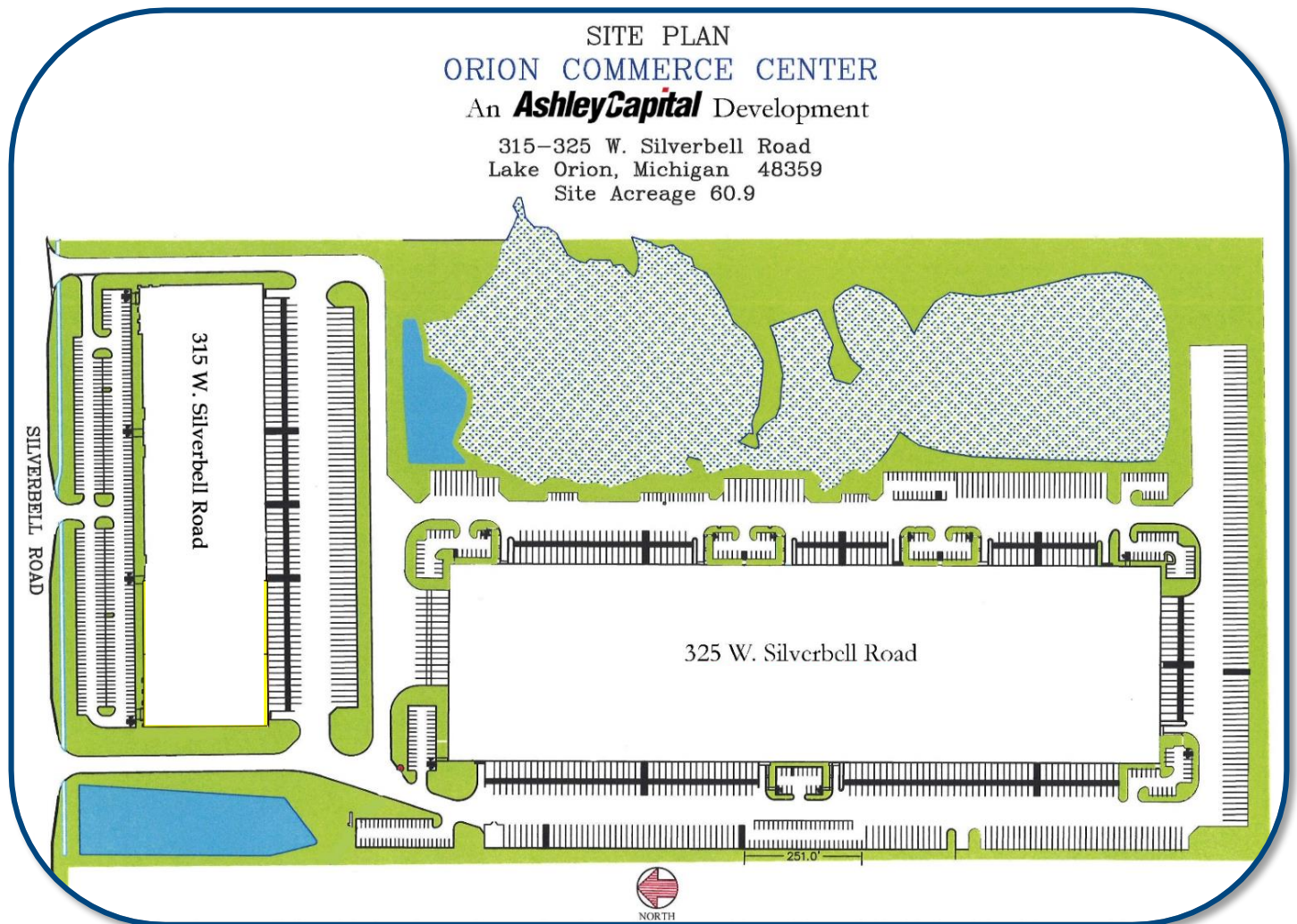
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> SITE PLAN



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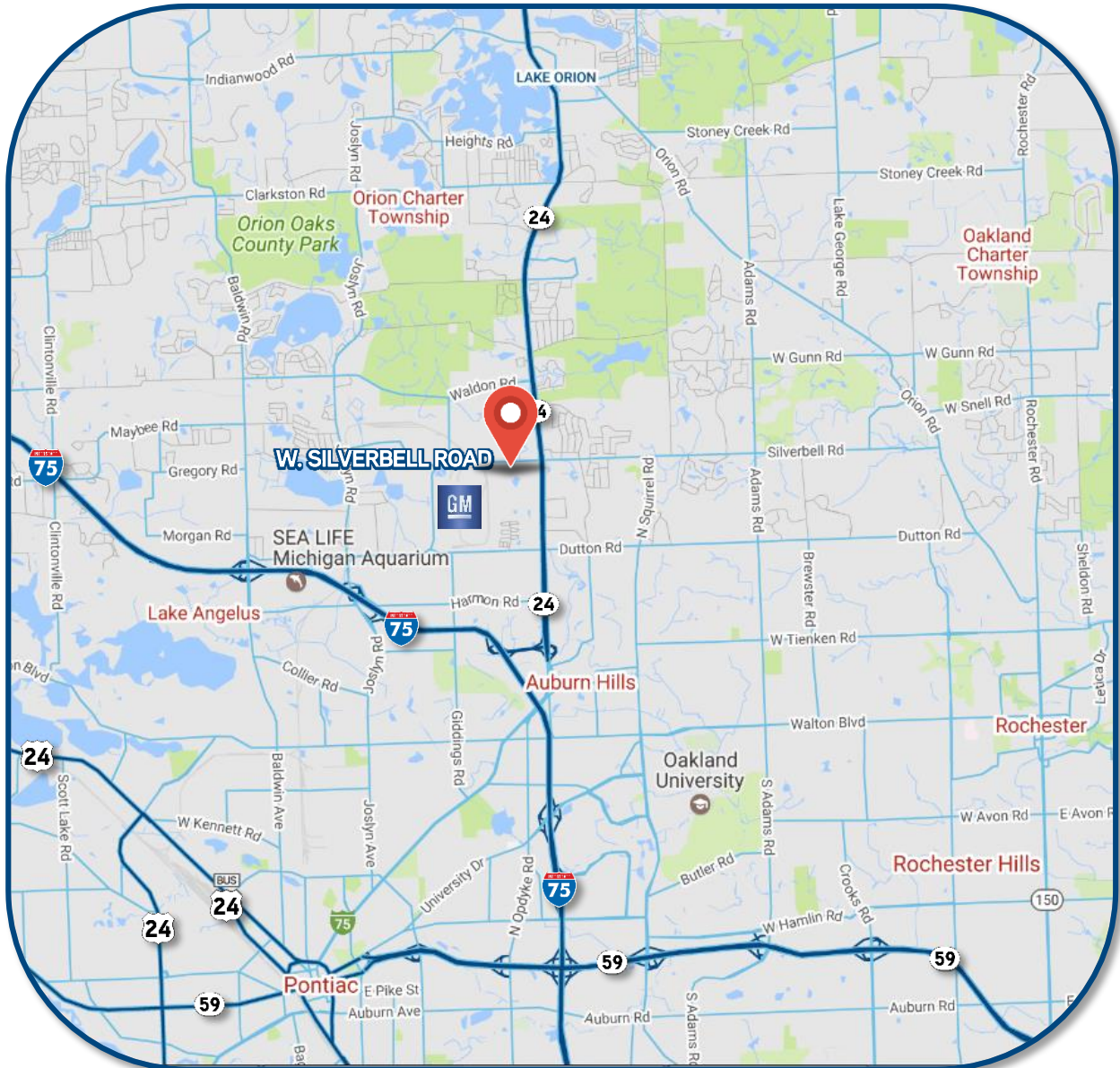
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> LOCATION MAP



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