

FOR LEASE > 137,560 SQUARE FEET

SHELL COMPLETE – FINISH-TO-SUIT

50 CONTINENTAL DRIVE | AUBURN HILLS, MICHIGAN



NEW CONSTRUCTION BY MAGNUM INDUSTRIAL BUILDING COMPANY

> PROPERTY HIGHLIGHTS

- 137,560 Square Foot Industrial /Research Facility on 9.28 Acre Site
- 17,500 Square Feet of One-Story Office Space
- Building Can Be Expanded to 155,000 Square Feet by Adding Additional 2nd Floor Office Area
- Auburn Hills Tax Abatement District
- Easy Access to I-75
- Lease Rate: \$8.95/SF/YR NNN

COLLIERS INTERNATIONAL

2 Corporate Drive | Suite 300

Southfield, Michigan 48076

For More Information Call:

PETER E. KEPIC, SIOR

PHONE 248 540 1000 EXT 1840

EMAIL peter.kepic@colliers.com

PETER J. KEPIC, SIOR

PHONE 248 540 1000 EXT 1842

EMAIL peter.j.kepic@colliers.com

colliers.com/detroit



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> EXTERIOR PHOTOS



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> GENERAL INFORMATION

PROJECT TEAM

DEVELOPMENT CONTACTS:

DEVELOPER:	Magnum Industrial Building Company
BROKER:	Colliers International
ARCHITECT:	Smith + Schurman Associates
STRUCTURAL:	Paradis Associates, Inc.
CIVIL:	Nowak & Fraus Engineers
CONTRACTOR:	Magnum Industrial Building Company



ACCESS

Access to the facility is available from Harmon Road, Continental Road, and N. Atlantic Boulevard, as shown on the site plan.

Access to Interstate 75 is available via Joslyn Road to the northeast and Lapeer Road to the southeast.

UTILITIES

ELECTRICITY:	DTE Energy
WATER/SEWER:	Detroit Water & Sewage Department
NATURAL GAS:	Consumers Energy

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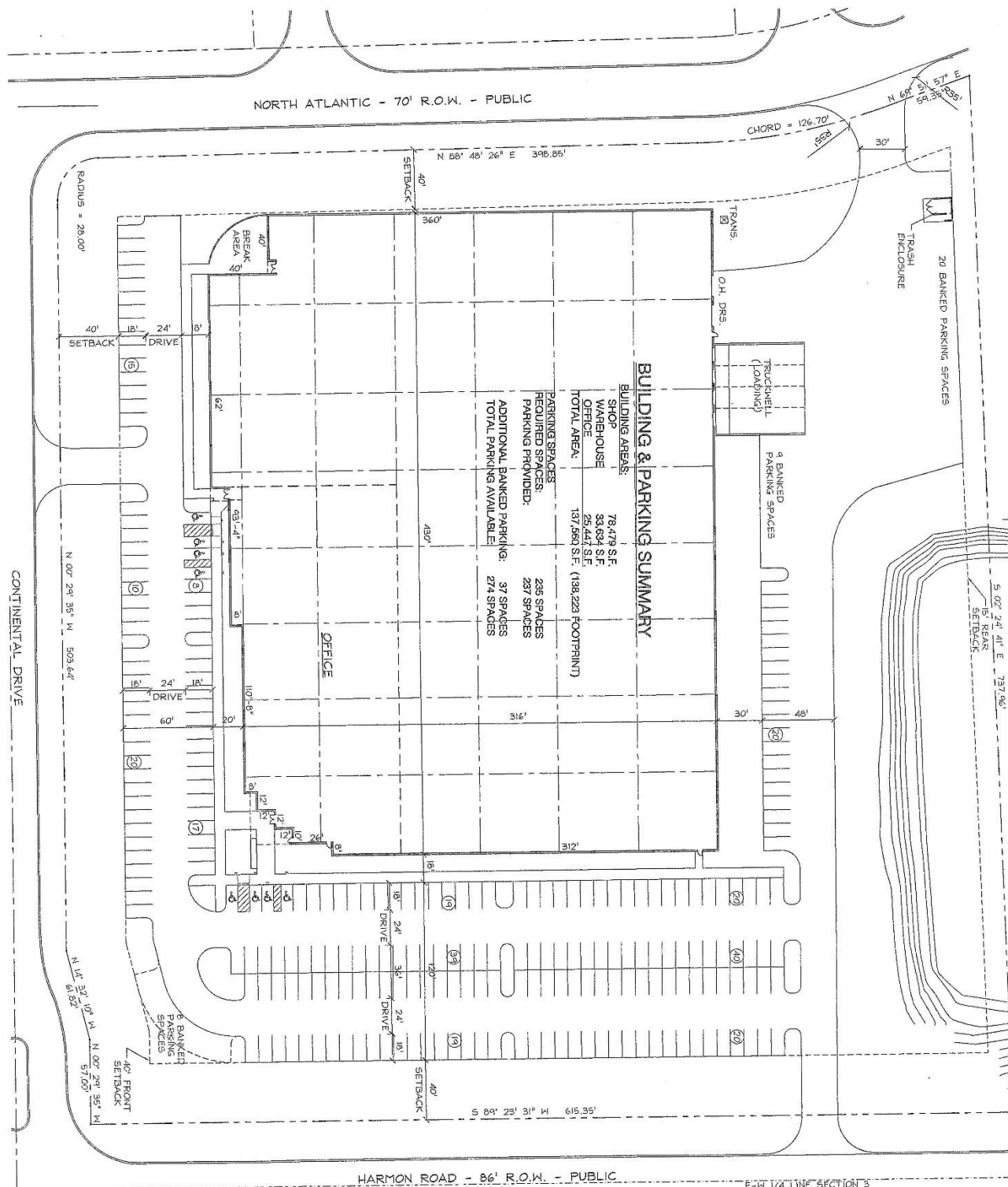
> BUILDING SHELL FEATURES

- Block, brick, and steel metal insulated panel construction.
- Landlord to turnkey up to 17,500 SF of one-story office with standard landlord finishes and per plans and specs, which shall be mutually agreed upon.
- Landlord can add an additional 17,500 SF of second-story office, bringing the total building size to approximately 155,000 SF.
- 28' clear height. Ceiling to be exposed joists and roof deck. Deck and interior metal siding will have factory applied white paint and joists will be factory applied grey paint.
- Column spacing – approximately 53' x 51'4".
- 8" reinforced concrete warehouse floor slab; 4,000 psi.
- 20 Ton crane footings in three (3) bays
- Warehouse heat provided via a Cambridge Direct Fire Gas Heating System (or equivalent).
- Warehouse lighting shall be LED industrial lighting fixtures at a rate of one per 500 SF of floor area.
- ESFR fire suppression system.
- Two (2) 14' x 16' overhang doors at grade level; Four (4) dock high doors – 9' x 10'.
- Docks equipped with 40,000 lb. air bag operated dock levelers.
- 480/277 volt, 750 KVA DTE pad mounted transformer. Distribution to include three (3) panels and three (3) additional 75 KVA step-down transformers for building's 110 volt system services.
- Approximately 250 automobile parking spaces shall be provided.
- Exterior site lighting and landscaping per code.

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> LOCATION AERIAL



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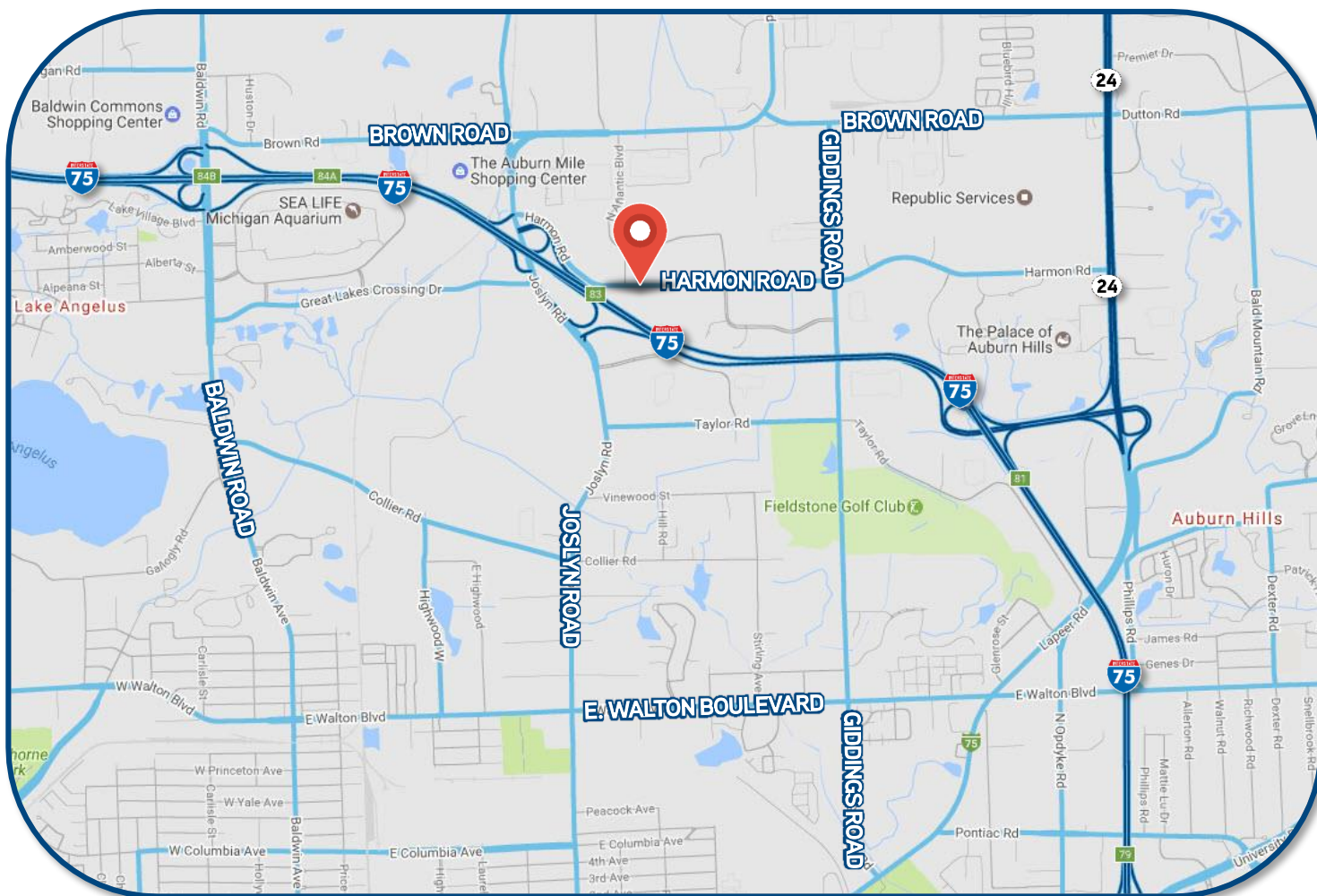
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> LOCATION MAP



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