

## 28525 BECK ROAD - UNIT 5 & 6

Wixom, MI 48393



# FOR SALE/LEASE

248.476.3700

EXCLUSIVELY LISTED BY:  
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**OFFERING SUMMARY:** 28525 Beck Road | Wixom, MI 48393

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**PROPERTY OVERVIEW**

A 3,000 Square Foot Condominium available for lease on Beck Road in Wixom, Michigan. Unit can be split into (2) 1,500 Square foot Units (Unit 5 and Unit 6).

**OFFERING SUMMARY**

SALE PRICE: \$525,000.00  
LEASE RATE: \$14.00/SF, NNN  
Available SF: 3,000 SF Combined  
(Unit 5 & 6)  
Unit Size: Unit 5 - 1,500 SF  
Unit 6 - 1,500 SF  
Zoning: M-1 Light Industrial

**PROPERTY HIGHLIGHTS**

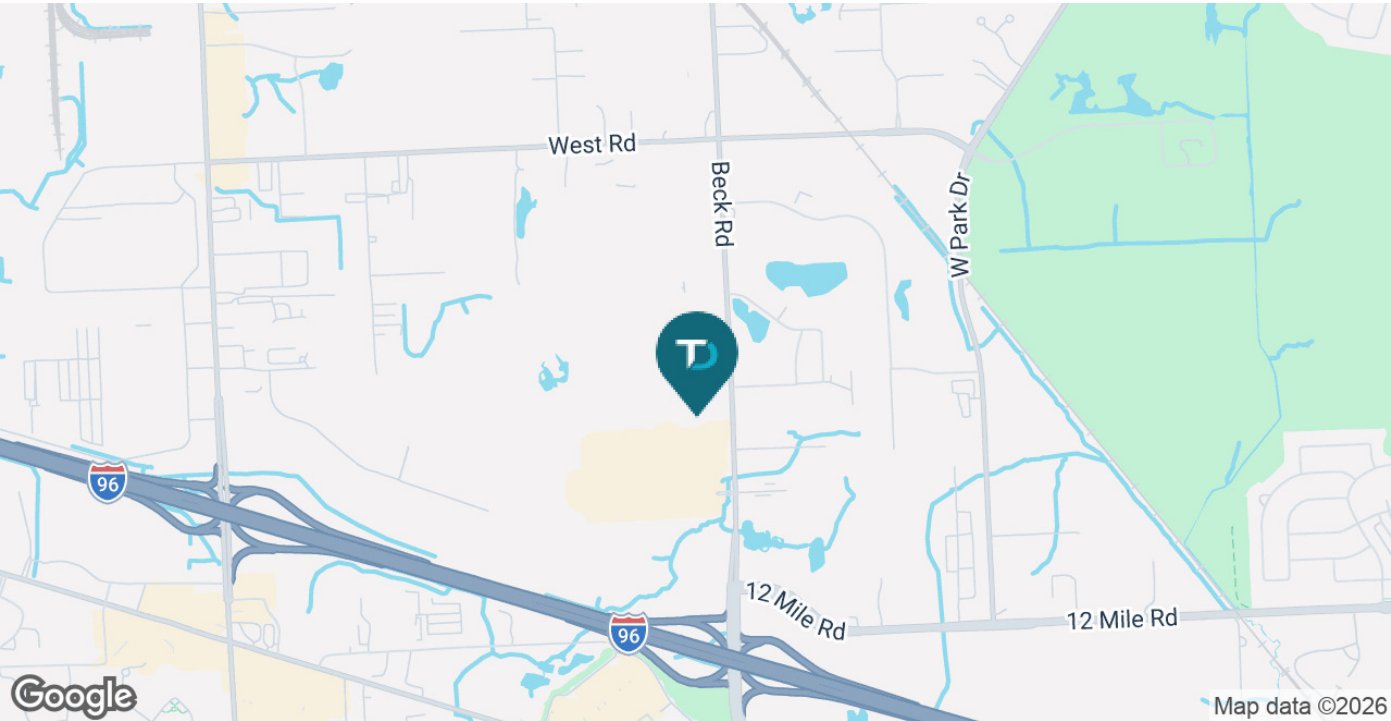
- Office space available. Mainly Office space with small shop area.
- Property is available for occupancy November 26, 2025.
- Easy I-96 access. High visibility on Beck Road.
- One (1) 12 x 14 overhead door (Unit 6)
- Approximately 18' clear height.

**BUILDING/PROPERTY INFORMATION:** 28525 Beck Road | Wixom, MI 48393

| BUILDING INFORMATION |                                                             | PROPERTY INFORMATION |                                                          |
|----------------------|-------------------------------------------------------------|----------------------|----------------------------------------------------------|
| SALE PRICE:          | \$525,000.00                                                | Property Type:       | Industrial                                               |
| LEASE RATE:          | \$14.00/SF, NNN                                             | Property Subtype:    | Flex Space                                               |
| Expenses:            | Assoc. Dues = \$2152.92<br>(Each Unit - Annual Dues)        | Zoning               | M-1 Light Industrial                                     |
| Building Size:       | 3,000 SF Combined<br>Unit 5 - 1,500 SF<br>Unit 6 - 1,500 SF | Traffic Count:       | Beck Rd = 25,729<br>I96 = 125,447<br>12 Mile Rd = 12,055 |
| Year Built:          | 2005                                                        | Legal Description:   | Available upon request.                                  |
| Number of Floors:    | 1                                                           | APN:                 | 22-08-427-005 &<br>22-08-427-006                         |
| Utilities:           | Municipal Water &<br>Sanitary Sewer                         | 2026/25 Taxes:       | 005 - Summer = \$4938.37<br>Winter = \$110.77            |
| Parking Spaces:      | 86                                                          |                      | 006 - Summer = \$5595.38<br>Winter = 137.26              |

**LOCATION INFORMATION**

Located on the west side of Beck Road, just north of I-96.





**UNIT PHOTOS:** 28525 Beck Road | Wixom, MI 48393

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UNIT 5 - 1,500 SF



UNIT 6 - 1,500 SF



**UNIT 5 PHOTOS:** 28525 Beck Road | Wixom, MI 48393

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**UNIT 5 PHOTOS:** 28525 Beck Road | Wixom, MI 48393

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**UNIT 6 PHOTOS:** 28525 Beck Road | Wixom, MI 48393

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**LEASE SPACES:** 28525 Beck Road | Wixom, MI 48393



#### LEASE INFORMATION

|              |                  |             |            |
|--------------|------------------|-------------|------------|
| Lease Type:  | NNN              | Lease Term: | Negotiable |
| Total Space: | 1,500 - 3,000 SF | Lease Rate: | \$14 SF/yr |

#### AVAILABLE SPACES

| SUITE      | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE    | DESCRIPTION |
|------------|-----------|-----------|------------|---------------|-------------|
| Unit 5 & 6 | Available | 3,000 SF  | NNN        | \$14.00 SF/yr | -           |
| Unit 5     | Available | 1,500 SF  | NNN        | \$14.00 SF/yr | -           |
| Unit 6     | Available | 1,500 SF  | NNN        | \$14.00 SF/yr | -           |



**AERIAL MAP:** 28525 Beck Road | Wixom, MI 48393





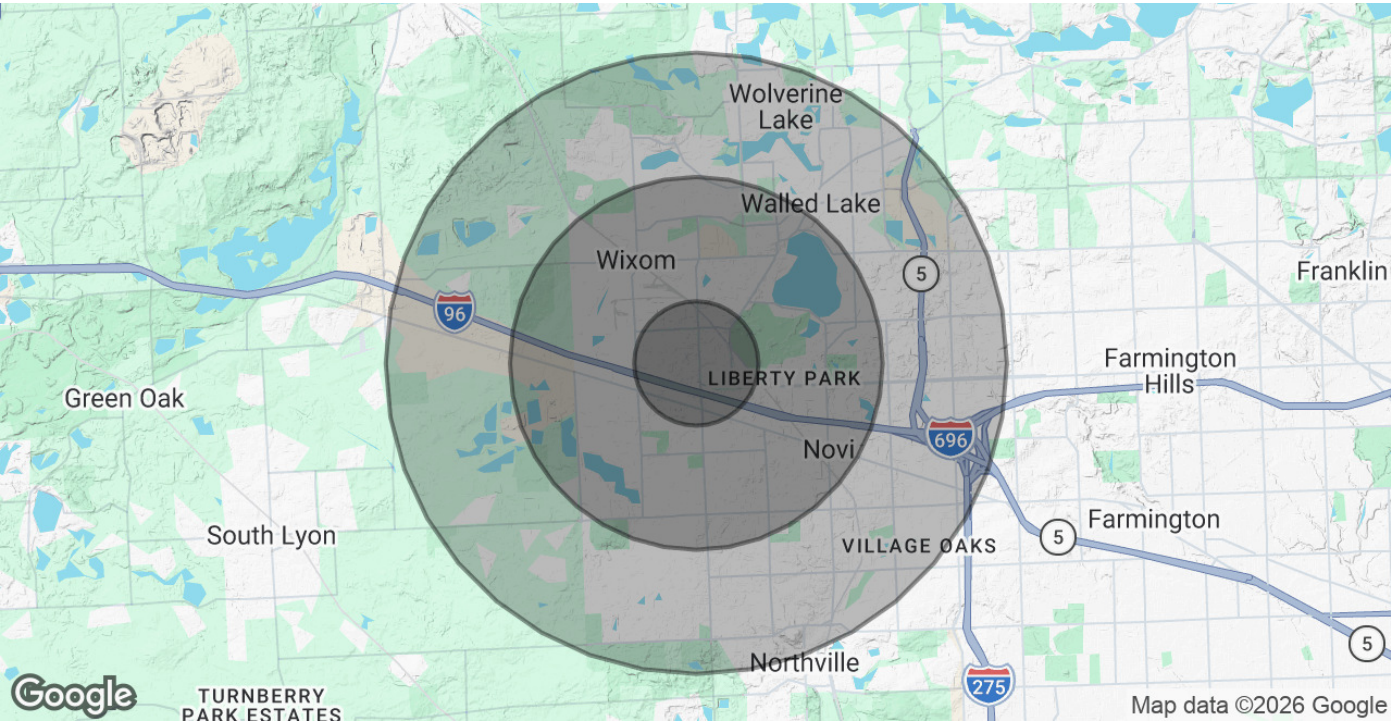
**RETAILER MAP:** 28525 Beck Road | Wixom, MI 48393





DEMOGRAPHICS MAP & REPORT:

28525 Beck Road | Wixom, MI 48393



| POPULATION                           | 1 MILE    | 3 MILES   | 5 MILES   |
|--------------------------------------|-----------|-----------|-----------|
| Total Population                     | 484       | 49,818    | 123,662   |
| Average Age                          | 38        | 38        | 41        |
| Average Age (Male)                   | 37        | 38        | 40        |
| Average Age (Female)                 | 38        | 39        | 42        |
| HOUSEHOLDS & INCOME                  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households                     | 218       | 21,489    | 51,648    |
| # of Persons per HH                  | 2.2       | 2.3       | 2.4       |
| Average HH Income                    | \$130,105 | \$148,051 | \$148,628 |
| Average House Value                  | \$490,774 | \$427,405 | \$423,593 |
| 2020 American Community Survey (ACS) |           |           |           |