

FOR LEASE

10381-10421 CITATION DRIVE

BRIGHTON, MI 48116



KYLE PASSAGE
Director

+1 248 358 6113

kyle.passage@cushwake.com



**CUSHMAN &
WAKEFIELD**

STEVE KOZAK
Director

+1 248 358 6107

steve.kozak@cushwake.com

27777 Franklin Road, Suite 1050, Southfield, MI 48034
+1 248 358 6100 | cushmanwakefield.com

SITE SPECS

10381-10421 Citation Drive

BRIGHTON, MI 48116



Located within the thriving Eagle Business Center, 10381-10421 Citation Drive offers a prime flex/warehouse opportunity with 37,605 SF of total space across two buildings. Positioned on a 3.75-acre parcel with freeway visibility and immediate access to I-96 and US-23, this property is ideal for businesses seeking high exposure and logistical convenience. Zoned B3 Special Business, the site features 158 parking spaces, masonry construction, and modern infrastructure including 200a/240v/3p power.

GENERAL INFORMATION

ADDRESS	10381-10421 Citation Drive Brighton, MI 48116
TOTAL AREA	37,605 SF
PRIMARY USE	Flex/Warehouse
PROPERTY CLASS	B
YEAR BUILT / RENOVATED	2004
CONSTRUCTION TYPE	Masonry
STORIES	1
POWER	450a/240v/3p

SITE DETAILS

TOTAL ACREAGE	3.75 acres
ZONING	B3 Special Business
PARCEL ID	12-33-303-015 12-33-303-016
AUTO PARKING	158 spaces
MAJOR CROSSROADS	I-96 and US-23

SUITE 700/900/1000

10421 Citation Drive
BRIGHTON, MI 48116

AVAILABLE

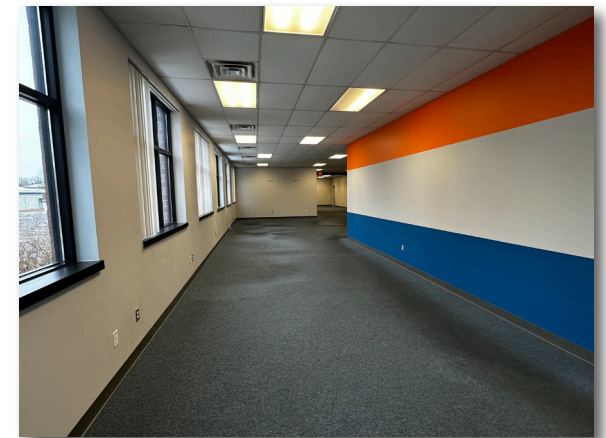
TOTAL SF	11,819 SF
	3,432 SF office
	8,387 SF warehouse
PRIVATE OFFICES	3
CONFERENCE ROOM	1
ENSUITE RESTROOM	2
AUTO PARKING	Dedicated
KITCHENETTE	Yes, full breakroom
GRADE LEVEL DOORS	3
CEILING HEIGHT	15'
HVAC	Fully climate controlled warehouse

PRICING

RENTAL RATE	\$12.00/SF
LEASE TYPE	NNN
EST. NNN	\$3.25/SF



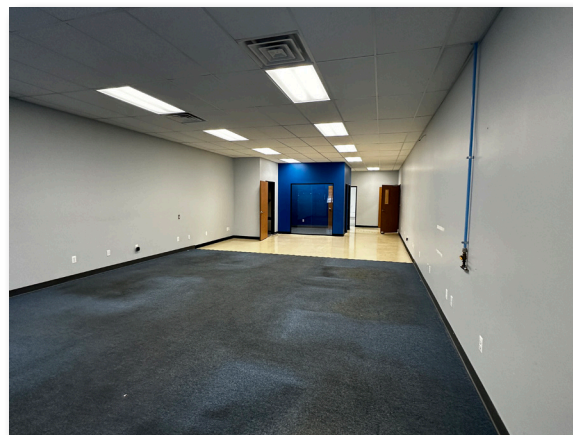
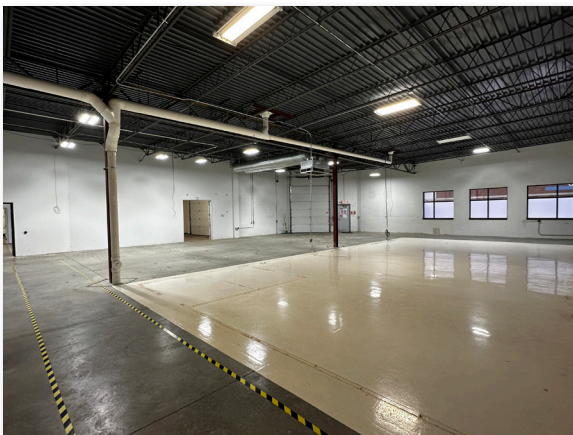
Suite 700/900/1000 at 10421 Citation Drive is currently available, offering 11,819 SF with a mix of office and warehouse space, private offices, conference room, full breakroom, and three grade-level doors. The warehouse space is fully climate controlled, providing year-round comfort and operational efficiency.



SUITE 700/900/1000

PHOTOGRAPHS

10421 Citation Drive
BRIGHTON, MI 48116



SUITE 1200

10421 Citation Drive
BRIGHTON, MI 48116

AVAILABLE

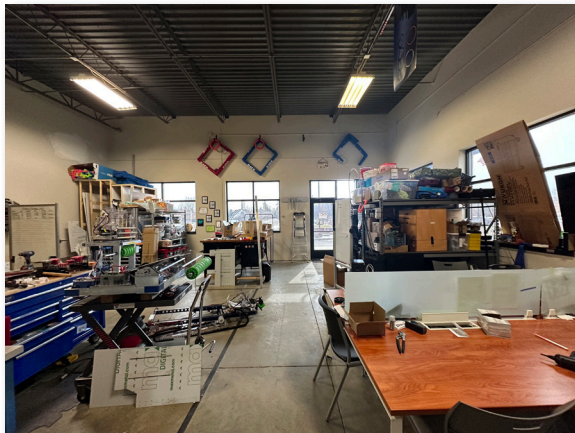
TOTAL SF	7,021 SF 4,186 SF office 2,835 SF warehouse (expandable)
PRIVATE OFFICES	4
CONFERENCE ROOM	1
ENSUITE RESTROOM	4
AUTO PARKING	Ample
KITCHENETTE	1
GRADE LEVEL DOORS	2 (10'x12')
CEILING HEIGHT	15'
HVAC	Forced/Full AC

PRICING

RENTAL RATE	\$12.00/SF
LEASE TYPE	NNN
EST. NNN	\$3.25/SF



Suite 1200 offers 7,021 SF of versatile space, combining over 4,000 SF of professional office area with a fully climate controlled, expandable warehouse that is currently 2,835 SF. The office area has 4 offices, a conference room, a professional kitchen/breakroom, 4 restrooms, and a large bullpen area with excellent glass exposure. This suite is ideal for tech, light manufacturing, and a wide variety of service oriented users.



SUITE 1200 PHOTOGRAPHS

10421 Citation Drive
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AERIAL MAP



10381 Citation Drive
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