

25,000 SF Class A Flex Building in Wixom Now Leasing 16,500 SF



Located at 49176 Alpha Drive, this brand-new flex building delivers modern design and powerful flexibility in Wixom's premier IRO-zoned business corridor. Ideal for R&D, professional services, medical, or light assembly, the available 16,500 SF space offers white box delivery and tailored buildout options. Just minutes from I-96 and Novi, with strong infrastructure, excellent parking, and proximity to amenities, this is a rare opportunity to join a growing innovation ecosystem in a high-demand location.

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Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

49176 Alpha Drive

Wixom, MI



Building-Specific Highlights

- Brand-new construction (summer 2026 delivery) with modern systems and energy efficiency
- Delivered in white box condition, enabling full customization
- Flexible 16,500 SF space with high ceilings, clear span layout
- IRO zoning (Industrial-Research-Office): allows office, lab, light manufacturing
- Abundant parking and excellent truck circulation
- State-of-the-art HVAC and broadband-ready

Location Benefits

- Situated in Wixom's Alpha Corridor, an emerging innovation and logistics hub
- 1 mile from I-96, offering direct access to Metro Detroit
- Within 10 minutes of Twelve Oaks Mall, restaurants, and hotels
- Near major employers and the Assembly Park redevelopment
- Strong labor pool from Oakland County and surrounding suburbs
- Colored rendering of the North and West elevations with finishes is attached.

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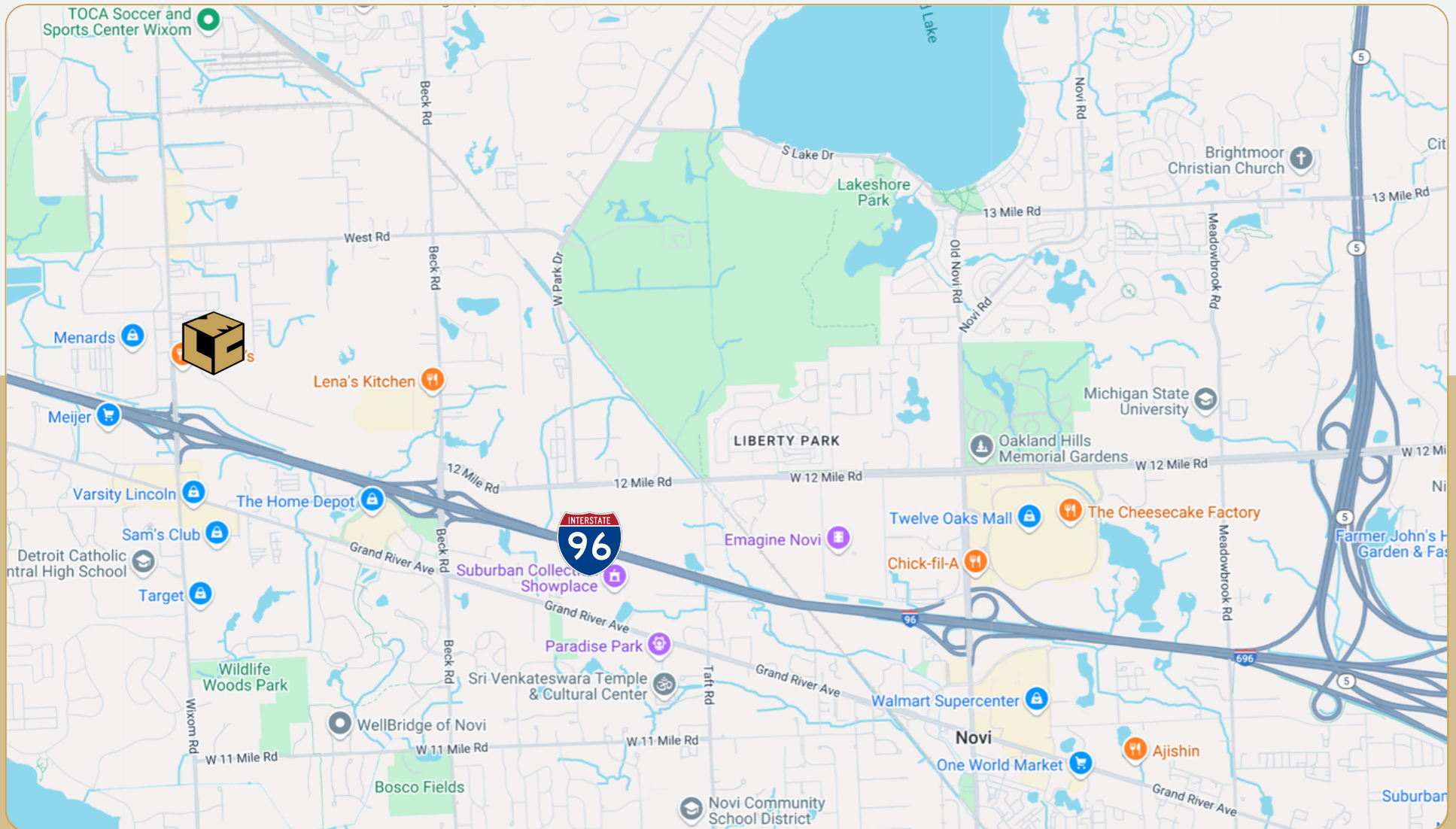
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NORTH ELEVATION

- STANDING SEAM METAL ROOF
Coated Galvalume 0218
- 3" SMOOTH FINISH ARCHITECTURAL INSULATED METAL PANELS
BN5L 149B: Cool Imperial Blue
- ACM PANELS
Colorweld 500 Anodic Clear
- WINDOWS/DOORS FRAMES
Anodized Black - ANO-305AE
- 2 COURSES OF SMOOTH BLOCK
- COLOR INTEGRATED 8" SPLIT FACE BLOCK
Takada

INSULATED FIX GLASS

WEST ELEVATION

- 3" SMOOTH FINISH ARCHITECTURAL INSULATED METAL PANELS
BN5L 149B: Cool Imperial Blue
- WINDOWS/DOORS FRAMES
Anodized Black - ANO-305AE
- 2 COURSES OF SMOOTH BLOCK
- COLOR INTEGRATED 8" SPLIT FACE BLOCK
Takada

10' x 14' INSULATED TEMP GLASS OVERHEAD DOORS, WITH 6" GUARDPOSTS

MAX 100 sq ft FOR WALL SIGN
(applied for under a separate permit)

2'-0" PARAPET HT
8'-0"

INSULATED FIX GLASS

LINE OF ROOF BEHIND PARAPET

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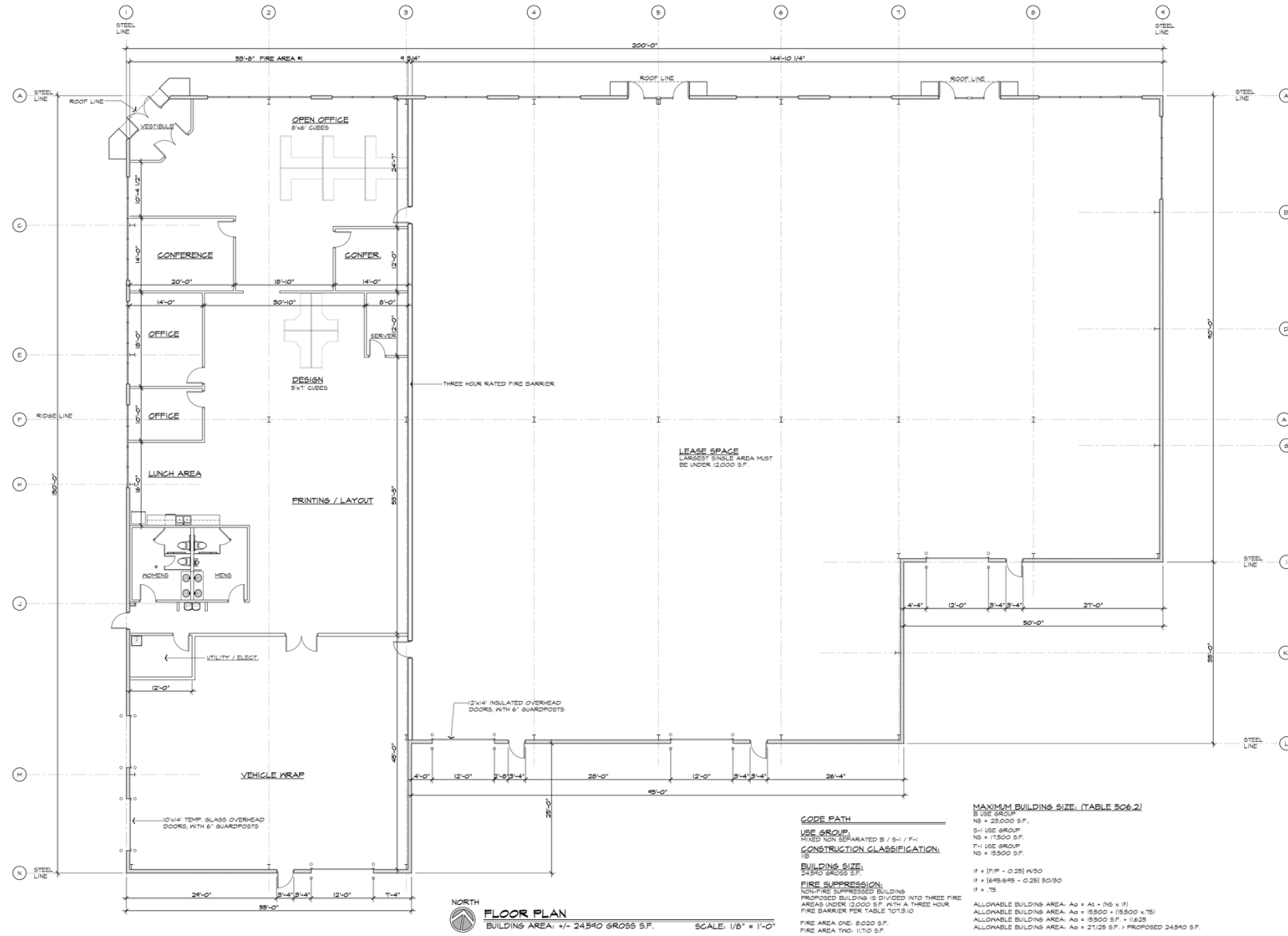
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Industrial Property Details:

Details:

Total SF: 25,000 SF
Available SF: 16,500 SF
Office SF: TBD
Factory SF: TBD
Zoning: IRO
Intersection: Alpha Dr/Wixom Rd
X-Way Distance: 1 Mile to I-96
Parking: 37 Spaces
Year Built: 2025
Occupancy: Q1 - 2026

Interior:

Ceiling Height: 22'
Restrooms: TBD
Power: TBD
Power Details: TBD
Lighting: TBD
Truckwells: N/A
Grade Door: (3) 12'x14'
Heating: Gas Forced Air
A/C: TBD
Airlines: TBD
Sprinklered: TBD
Floor Drains: TBD

Economic

Lease/SF: \$14.00 - \$18.00
Lease Terms: NNN