

FOR SALE



PRICE REDUCED!

29,400 SF Industrial/ Flex Available

1050 – 1060 W. Silverbell Road, Lake Orion, MI



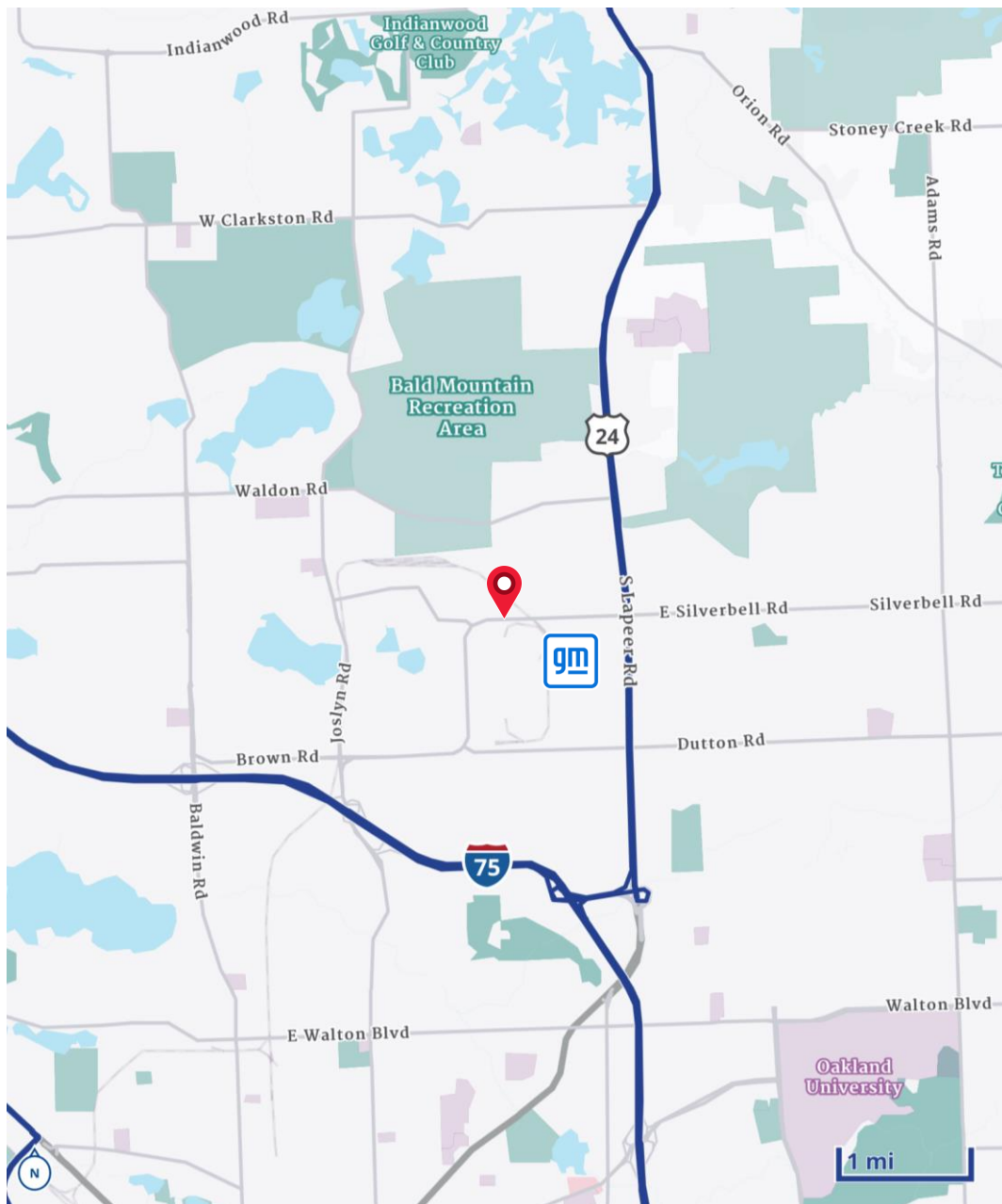
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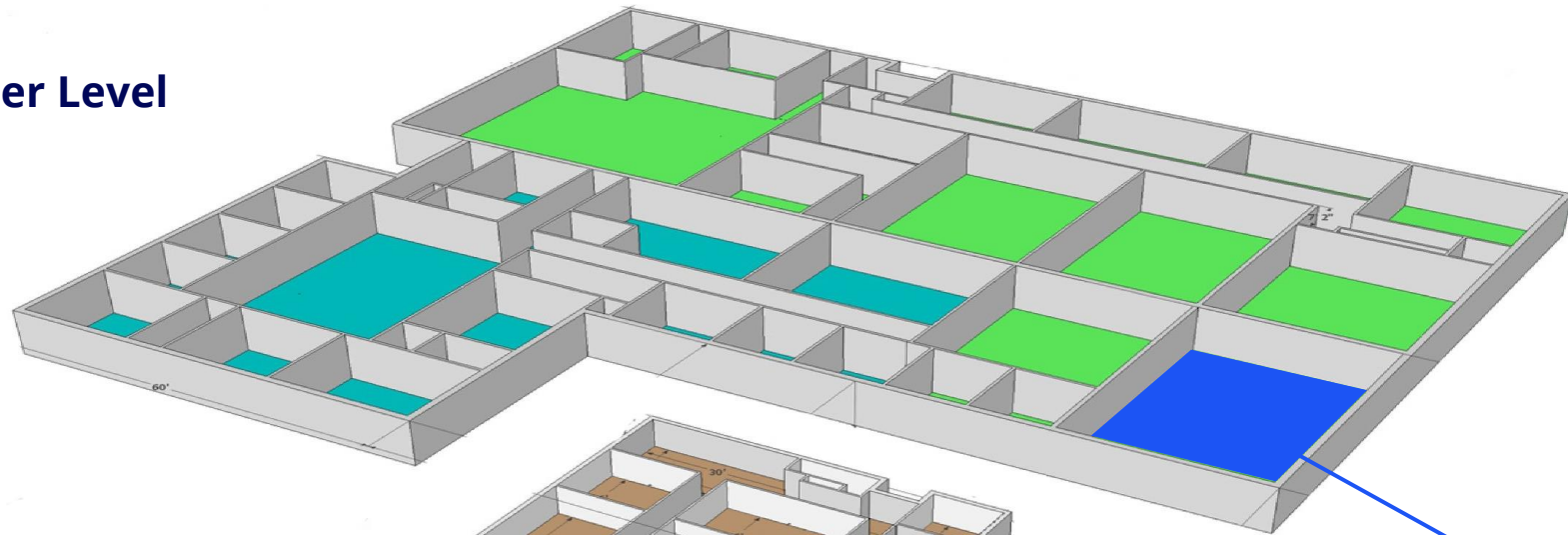
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PROPERTY HIGHLIGHTS

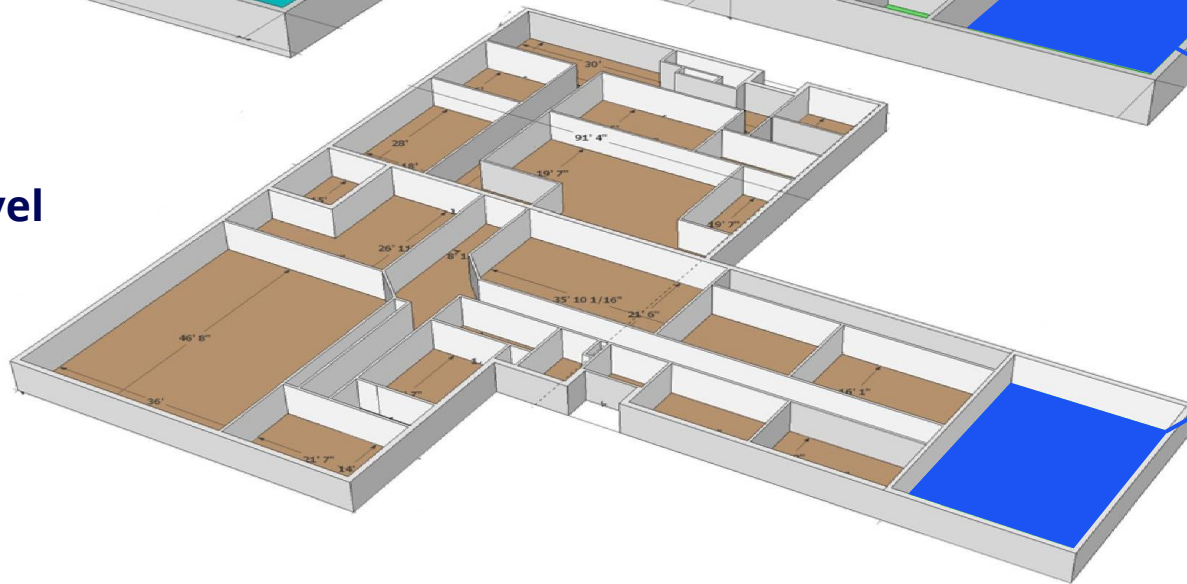
- 29,400 SF on 3.31 Acres
- $\pm 18,000$ SF Office / $\pm 11,400$ SF Lab/Warehouse
- Could Function as Multi-Tenant or Single Tenant
- Up to 20' Clear Height
- One (1) Truck Well
- Two (2) 10' x 10' Grade Level Doors
- Fully Fire Suppressed
- Rooftop A/C Units Serving Entire Building
- Heavy Power
- Parklike Setting with Gazebo
- Across the Street From GM Orion Assembly Plant
- Quick Access to I-75 via Lapeer Road (M-24) or Joslyn Road Exits
- Could be Sold in Conjunction With Adjacent 22.3 Acres for 25.61 Total Acres
- Sale Price: \$1,750,000 (\$59.52/SF)



Upper Level



Lower Level

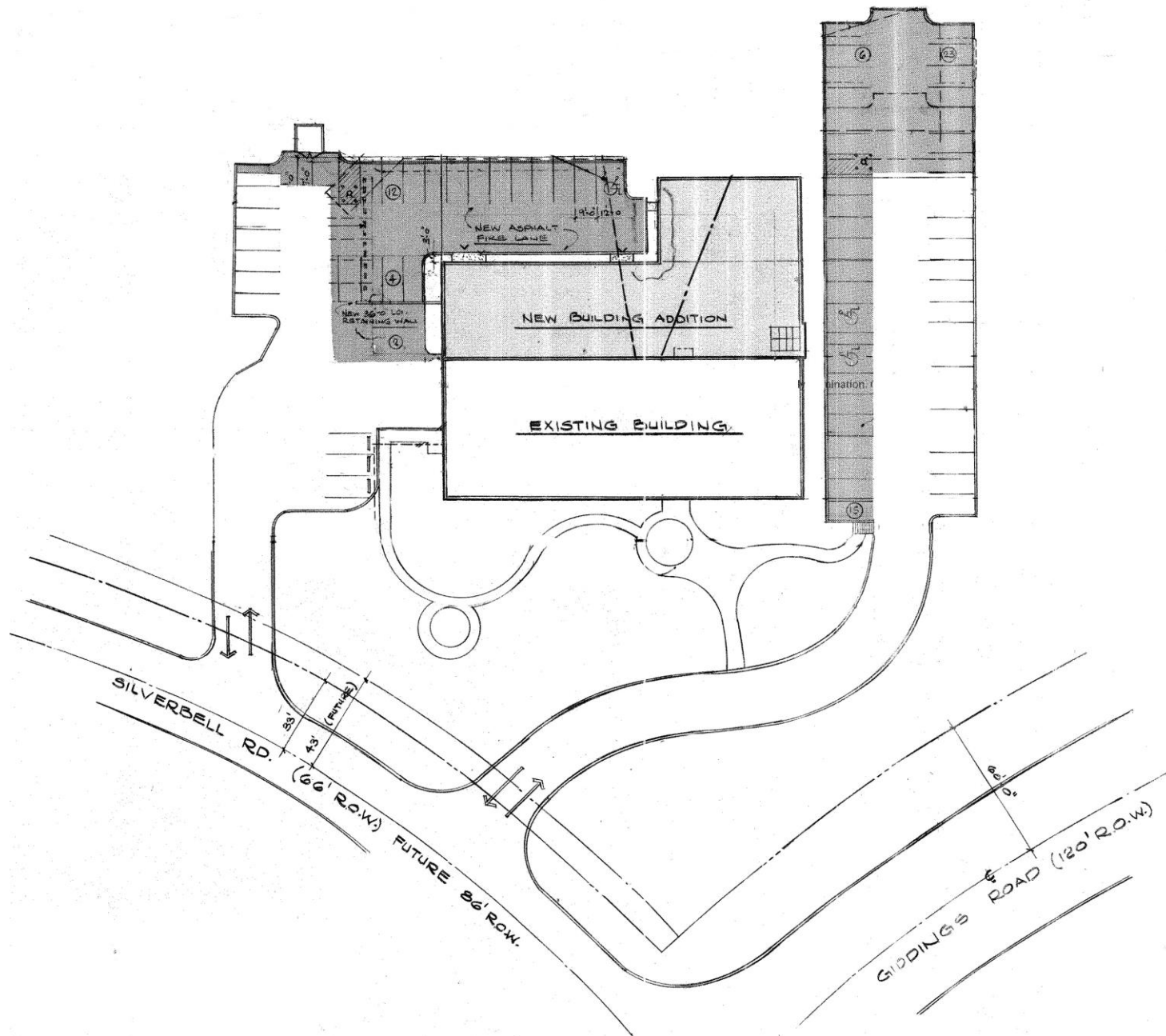


**HIGH BAY SPACE THAT
SPANS BOTH FLOORS**

FLOOR PLANS

29,400 SF Industrial/Flex Available





SURVEY

29,400 SF Industrial/Flex Available





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PROPERTY AERIAL

29,400 SF Industrial/Flex Available

We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.



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