



4510-4514 PONTIAC LAKE RD WATERFORD, MI 48328

PROPERTY HIGHLIGHTS:

- Convenient location just off Highland Rd with flexible zoning for office, retail, or warehouse
- 2,800 feet available is currently combined but could be divided down into two suites: 1,800 and 1,000 feet
- Lease rate for 2,800 ft is \$2,400/mo. 1,800 ft is \$1,543/mo. 1,000 ft is \$857/mo
- Frontage to well traveled Pontiac Lake Rd provides retail/showroom possibilities
- Owner is willing to make modifications to the suite for the right tenant and lease term
- Warehouse has 12'x10' overhead door
- Lease is gross plus utilities with Landlord paying all taxes, insurance and maintenance costs. Tenant pays utilities.

The information provided herein along with any attachment(s) was obtained from sources believed to be reliable, however, Friedman Real Estate makes no guarantees, warranties, or representations as to the completeness or accuracy of such information and legal counsel is advised. All information provided is subject to verification and no liability for reliance on such information or errors or omissions is assumed. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2026 Friedman Real Estate. All rights reserved.

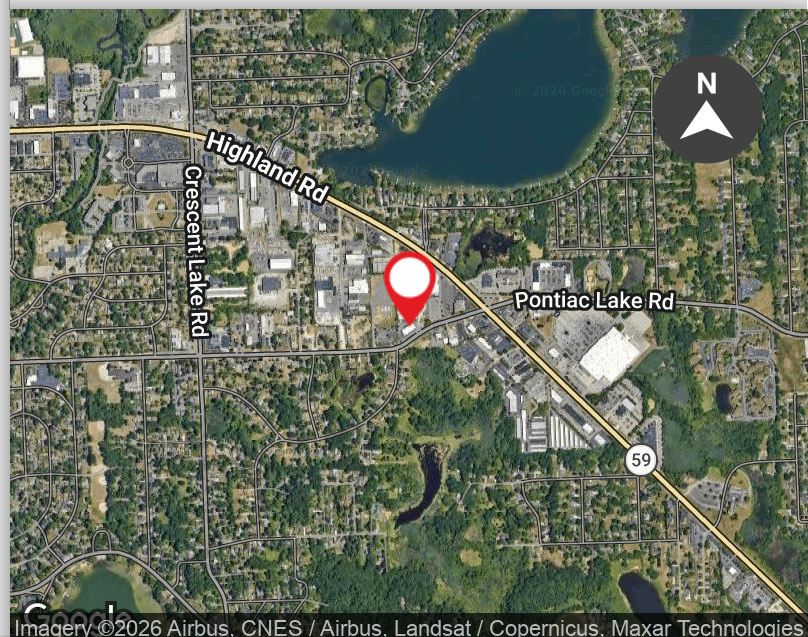
FOR MORE INFORMATION PLEASE CONTACT:



LARRY SCHULTZ
larry.schultz@freg.com

248.324.2000

eCODE 311



4510-4514 PONTIAC LAKE RD

PROPERTY **INFORMATION**

HIGHLIGHTS

Building SF:	10,260 SF
Available SF:	2,800 SF Total -OR- 1,000 - 1,800 SF
Land Size:	1.5 Acres
County:	Oakland
Zoning:	C-3 General Business
Cross Streets:	Pontiac Lake Rd and Highland/M-59

AVAILABILITY

Suite 4510: 1,000 SF	\$860/month
Suite 4514: 1,800 SF	\$1,540/month

*Suites are combined - but can be split

BUILDING INFORMATION

Type:	Office Retail Warehouse
Walls/Partition Type:	Block and Drywall
Roof Type:	Rubber Membrane
Year Built/Renovated:	1970/2015
Stories:	1
Lighting:	LED
Heating:	Gas Forced Air
Ceiling Height/Clear Height:	16' / 14'
Restrooms:	2
Electrical:	200A 220V Single Phase
# Grade Level Doors:	1
O-H Door Dimensions (HXW):	12' X 10'

FOR MORE INFORMATION **PLEASE CONTACT:**



LARRY SCHULTZ
larry.schultz@freg.com

4510-4514 PONTIAC LAKE RD
PROPERTY SITE PLAN

