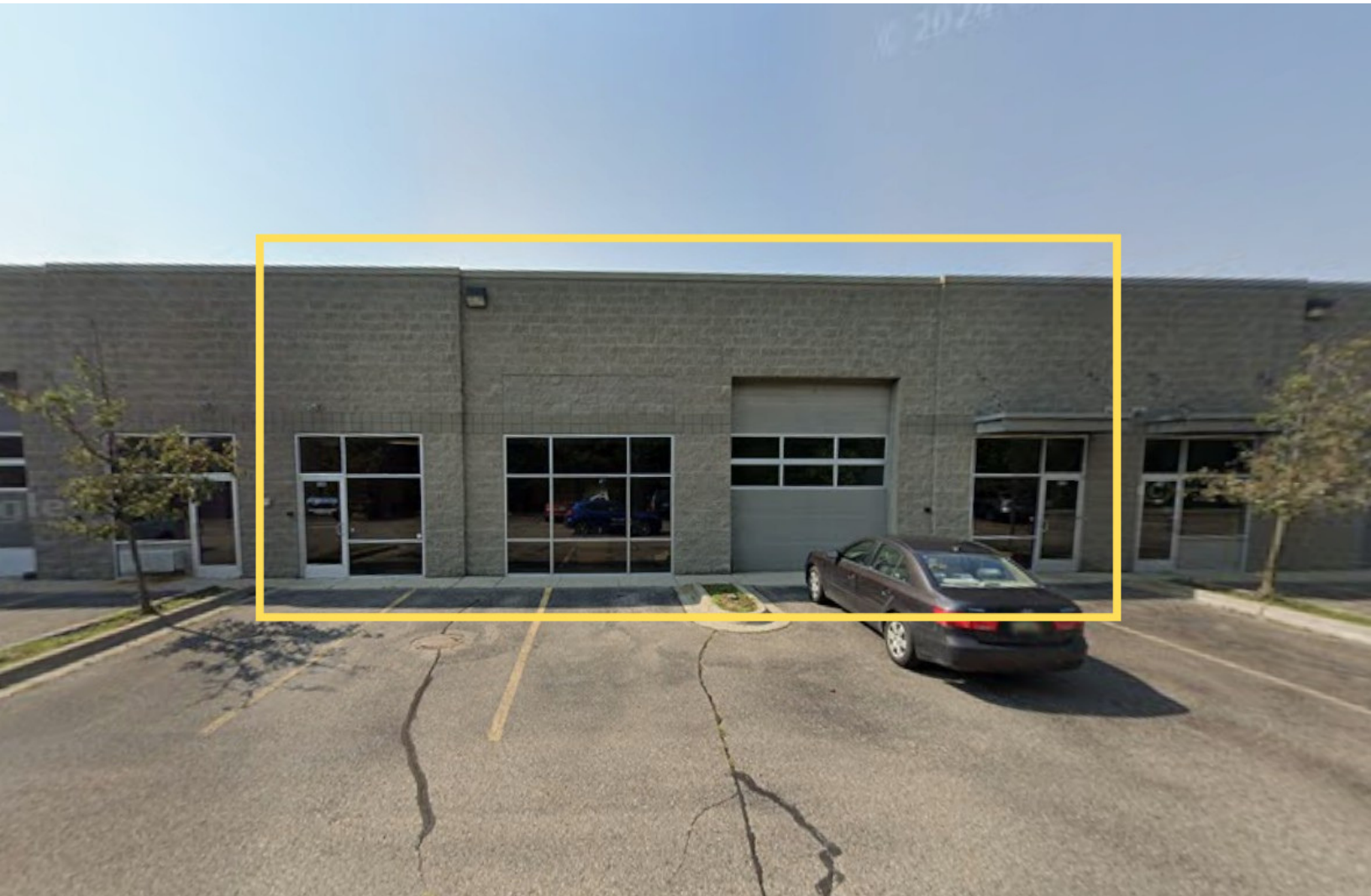


28525 BECK ROAD - UNIT 5 & 6

Wixom, MI 48393



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

MARK SCHAFFER

Vice President

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ERIC SZERLAG

Vice President

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OFFERING SUMMARY: 28525 Beck Road | Wixom, MI 48393



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

Lease Rate: \$14.00 SF/yr (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

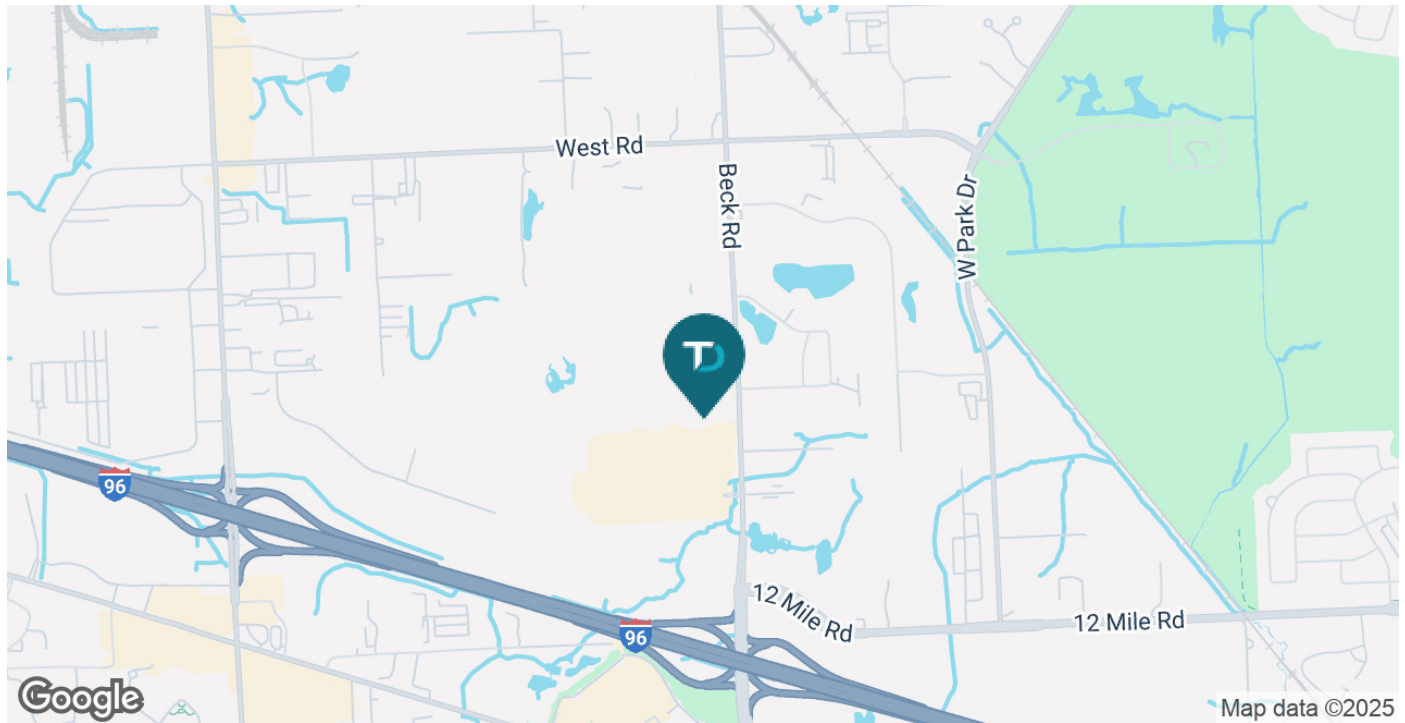
LEASE RATE:	\$14.00/SF, NNN
Expenses:	NNN Charges = \$3.42/sf Taxes = \$494.45/mth Assoc. Dues = \$358.82/mth
Building Size:	3,000 SF Combined Unit 5 - 1,500 SF Unit 6 - 1,500 SF
Year Built:	2005
Number of Floors:	1
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	86

PROPERTY INFORMATION

Property Type:	Industrial
Property Subtype:	Flex Space
Zoning	M-1 Light Industrial
Traffic Count:	Beck Rd = 25,729 I96 = 125,447 12 Mile Rd = 12,055
Legal Description:	Available upon request.
APN:	22-08-427-005 & 22-08-427-006

LOCATION INFORMATION

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





UNIT PHOTOS: 28525 Beck Road | Wixom, MI 48393



UNIT 5 - 1,500 SF



UNIT 6 - 1,500 SF



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



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



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



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:	\$14.00 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	-



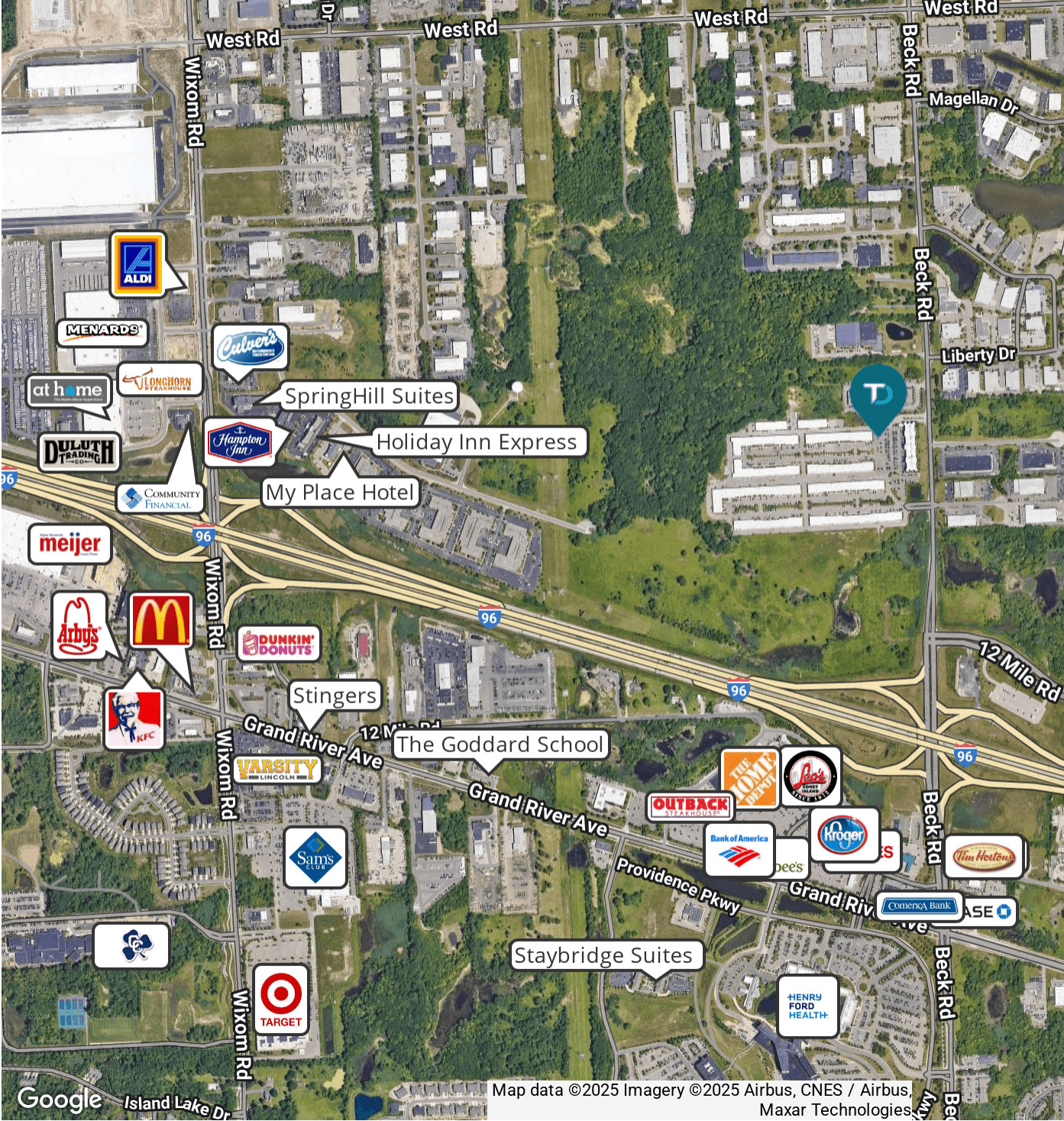
AERIAL MAP: 28525 Beck Road | Wixom, MI 48393

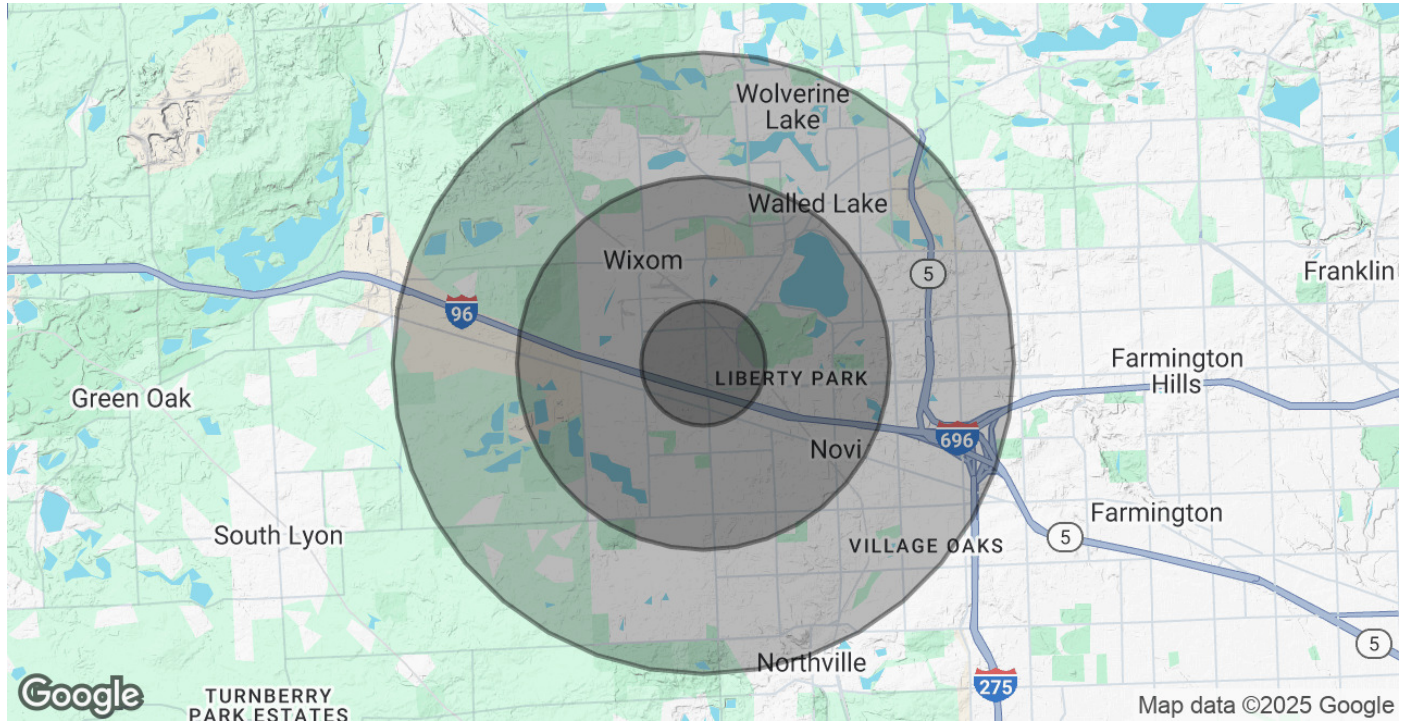


Google

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

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

Demographics data derived from AlphaMap