



## For Lease. Outstanding Industrial Building

### Auburn Hills, Michigan

244 Rex Blvd

Auburn Hills, MI 48326-2953



- 47,783+ Sq. Ft. (plus two bonus Mezzanines 1,560SF + 1,660SF totaling 3,220SF)
- Front Office 3,100+SF
- Shop Office of 3,200+ SF includes quality control lab, lunchroom, locker room etc.
- Three Overhead doors 14'X14' and two 10'X10' and Three Truck-wells with levelers
- Updated shop lighting
- Bay size 40'X45'
- Ceiling Height: 20' clear.
- Zoned M1 Light Manufacturing
- 66+ car Parking
- 2024 Property Taxes \$47,595.06 = \$.99PSF
- Lease Rate Just \$8.95NNN
- Primary power with 480V and buss duct distribution
- Built in 1987
- Fully Sprinklered.
- Large 2.81 Acre Lot
- Built in 1987
- CAM hired directly.

Presented By:

David Kolar

Kolar Commercial Group

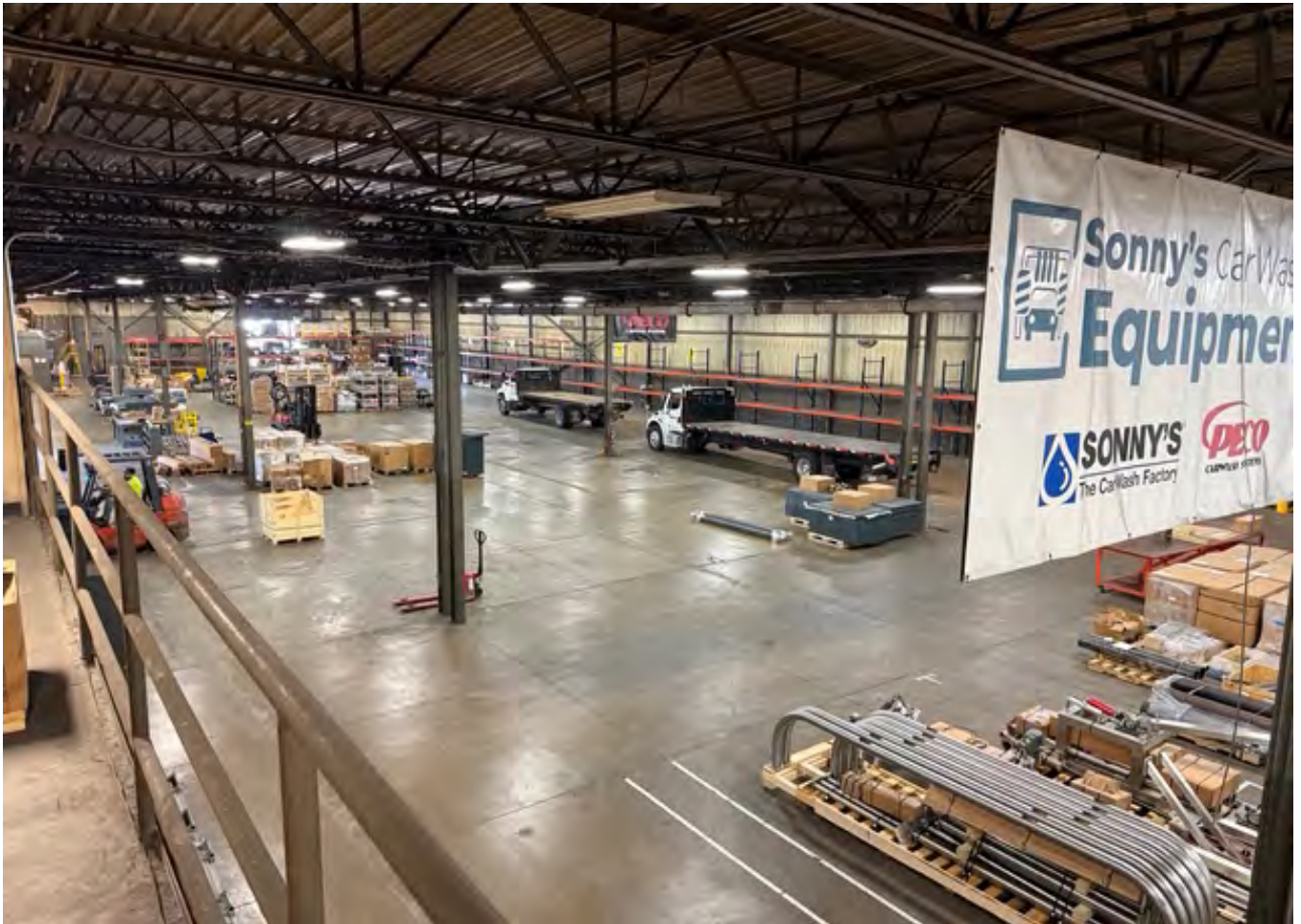
725 S. Adams, Suite 217

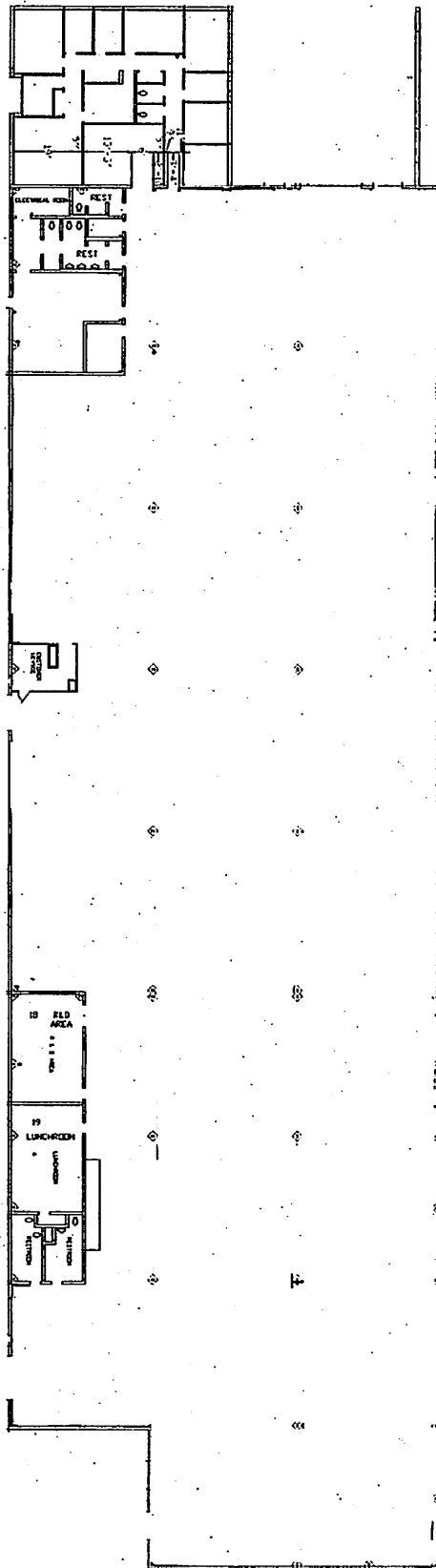
Birmingham, MI 48009 (248) 647-7600











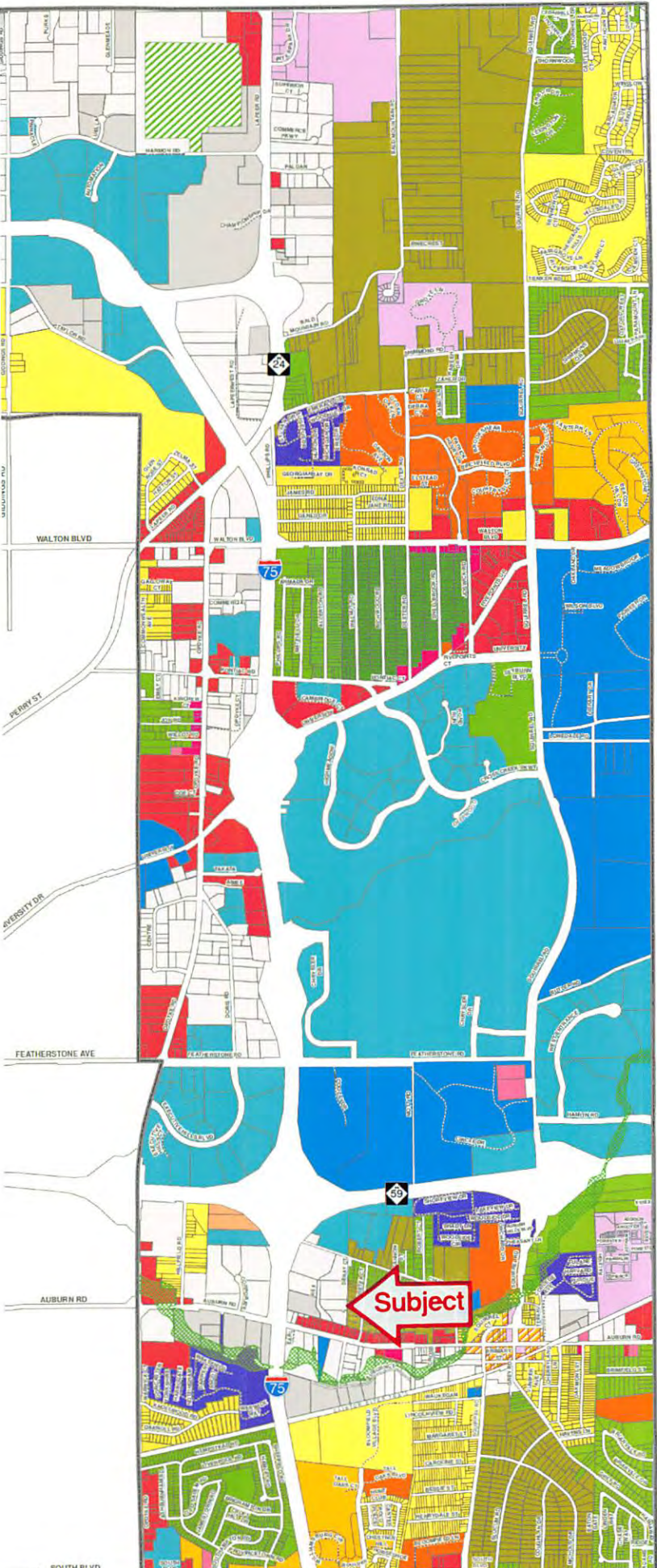


# CITY OF AUBURN HILLS

## OAKLAND COUNTY, MICHIGAN

### OFFICIAL ZONING MAP

- R-1A - ONE FAMILY RESIDENTIAL
- R-1B - ONE FAMILY RESIDENTIAL
- R-1C - ONE FAMILY RESIDENTIAL
- R-1 - ONE FAMILY RESIDENTIAL
- R-2 - ONE FAMILY RESIDENTIAL
- R-3 - ONE FAMILY RESIDENTIAL
- R-4 - ONE FAMILY RESIDENTIAL
- RM-1 - MULTIPLE FAMILY (LOW RISE)
- RM-2 - MULTIPLE FAMILY (LOW RISE)
- RM-3 - MULTIPLE FAMILY (LOW RISE)
- MHP - MOBILE HOME PARK
- O - OFFICE
- B-1 - LIMITED BUSINESS
- B-2 - GENERAL BUSINESS
- I-1 - LIGHT INDUSTRIAL
- I-2 - GENERAL INDUSTRIAL
- I-3 - HEAVY INDUSTRIAL
- T&R - TECHNOLOGY & RESEARCH
- SP - SPECIAL PURPOSE
- P - P.U.D OVERLAY
- D - DOWNTOWN
- LF-5 - LANDFILL BUSINESS
- LF-11 - LANDFILL RECREATIONAL
- FLOODPLAIN



I, LINDA F. SHANNON, CLERK OF THE CITY OF AUBURN HILLS, DO HEREBY CERTIFY THAT THIS MAP IS A TRUE COPY OF THE ZONING MAP ADOPTED BY THE CITY COUNCIL OF THE CITY OF AUBURN HILLS ON THE 16th. DAY OF DECEMBER, 1985, A.D. AND ALL SUBSEQUENT AMENDMENTS ADOPTED AS OF APRIL 6, 2010.

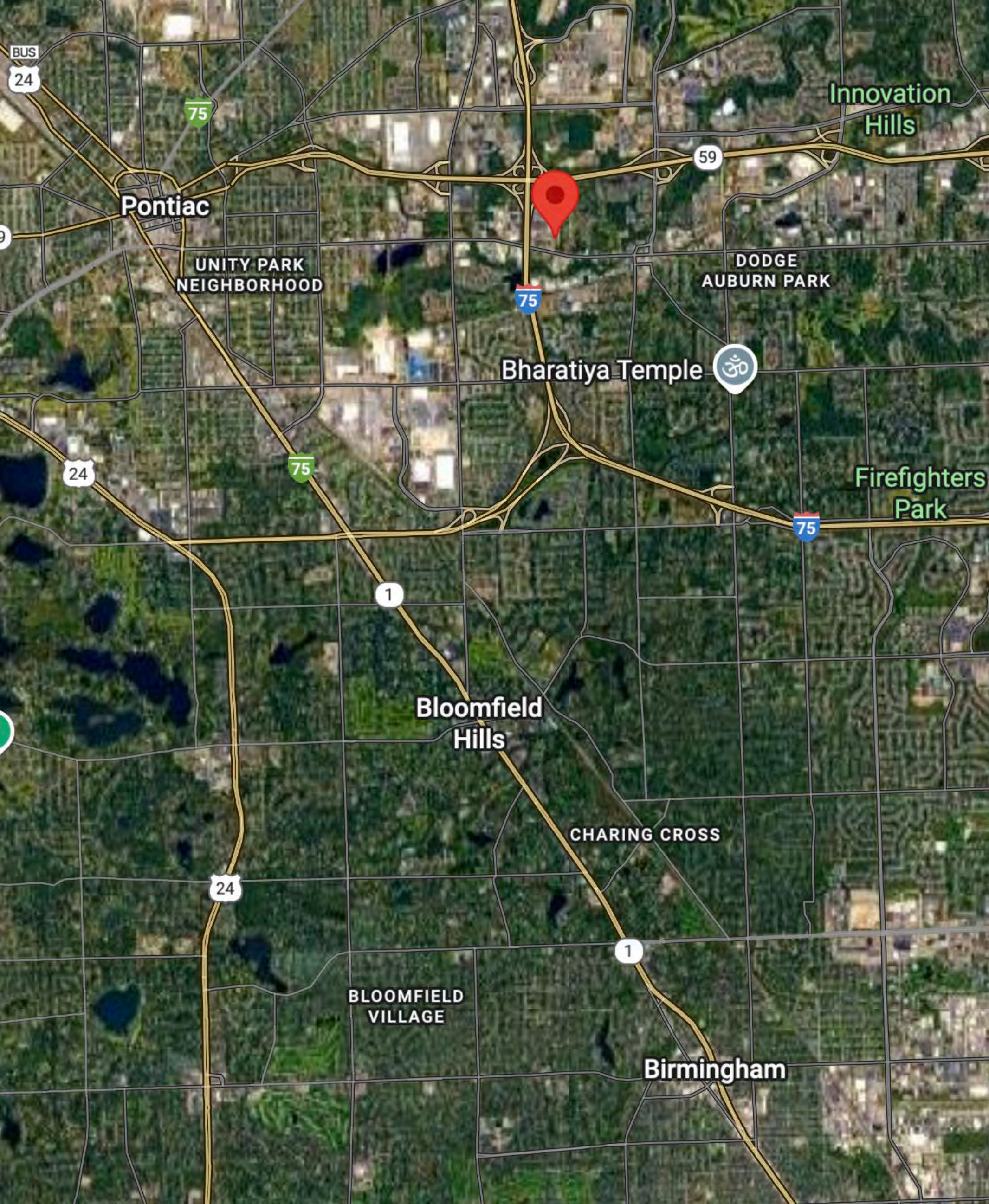
*Linda F. Shannon*

LINDA F. SHANNON, CLERK  
CITY OF AUBURN HILLS



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Data provided by Orchard, Hiltz and McCliment and the Oakland County Information Technology Department. Orchard, Hiltz and McCliment does not warrant the accuracy of the data and/or the map. This document is intended to depict the approximate spatial location of the mapped features within the City and all use is strictly at the users own risk.



Innovation Hills

Pontiac

UNITY PARK NEIGHBORHOOD

DODGE AUBURN PARK

Bharatiya Temple



Firefighters Park

Bloomfield Hills

CHARING CROSS

BLOOMFIELD VILLAGE

Birmingham