

FOR LEASE

55395-55397 LYON INDUSTRIAL DRIVE
NEW HUDSON, MICHIGAN



PROPERTY FEATURES

- 14,625 SF with 6,654 SF of Office/Lab
- 26' Clear
- One Truckwell
- Two Grade Level Doors
- 480V, 2,000a
- Prepped For 10 Ton Crane
- Partially Air Conditioned Warehouse
- Excellent Freeway Access to I-96 via Milford Road
- Ability to Remove 3,500 SF of Office Built in Warehouse
- Complete Refurbishment of Parking Lot and Exterior, August 2023



FOR DETAILS CONTACT

Jon Savoy, CCIM, SIOR
jon.savoy@lee-associates.com
(248) 567-8000

Nick Savoy, CCIM
nick.savoy@lee-associates.com
(248) 567-8001

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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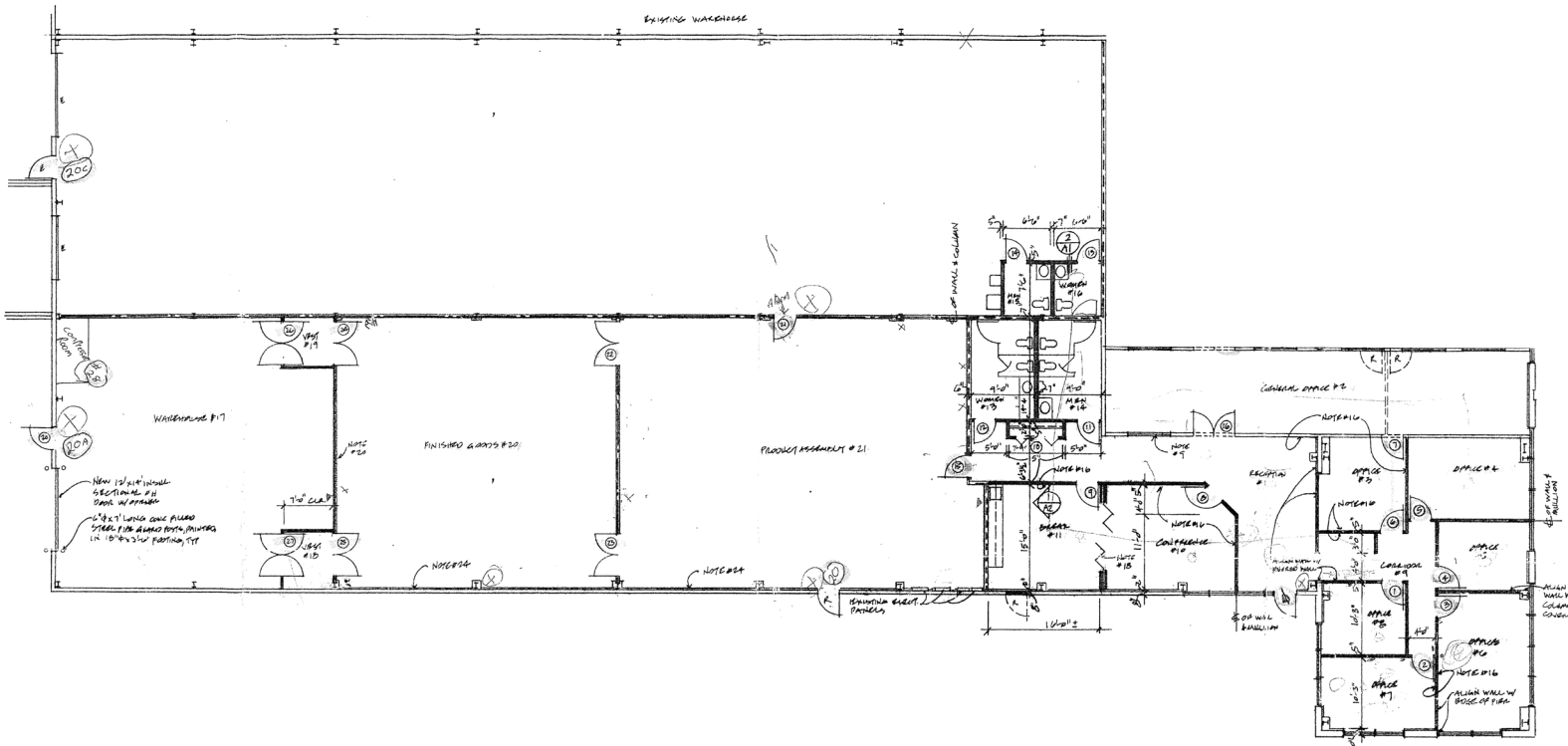
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**55395-55397 Lyon Industrial Drive, Suite 55395
Lyon Township, MI 48165**



Property Type: Industrial
Available SF: 14,625
Land Size (Acres): 3.20
Market: SE Michigan
Submarket: Oakland
County: Oakland

Availability Details

Building SF:	46,926	Transaction Type:	Lease
Available SF:	14,625	Asking Lease Rate:	\$8.25 Per SF NNN
Industrial SF:	7,971		
Office SF:	6,654		

Comments

Availability Comments: Excellent industrial duplex space in prestigious Research Centre Industrial Park. Ability to remove 3,500 SF of office built in warehouse. Available January 1st. Estimated expenses: \$27,349 (\$1.87). Complete refurbishment of parking lot and exterior August 2023.

Building & Construction Details

Feature	Property	Space	Feature	Property	Space
Building Class:	C		Construction Type:	Masonry/Steel	
# Floors:	1		Exterior Type:	Brick	
# Units			Building/Construction Quality:		
# of Buildings:	1		Physical Condition:		
Primary Use:	Manufacturing		Building/Construction Appeal:		
Secondary Use:	Warehouse		Roof Type:	Standing Seam	
Center Type:			Roof Age:	1998	
Construction Status:	Existing		Skylight:		
Year Built:	1998		Deck:		
Date Built:			Floor Type:	Epoxy	
Year Refurbished:	2023		Floor Thickness (inches):	6.00	
Current Occupancy %			Heat:	Gas Forced Air	
Multi-Tenant:	No		AC:	Central	
Corporate HQ:	No		Lighting:	LED	
Spec/BTS:			Sprinkler:	Yes	
Spec SF:			Security:	Yes	
Flex:	No		Restroom:	Yes	
Condominium:	No		Shower:		
Space Build Out:			Lobby:		
Building Dimensions (LxW):			Signage:		
Typical Floorplate SF (Min):			# Passenger Elevators:		
Typical Floorplate SF (Max):			# Freight Elevators:		
Core Factor:			LEED Certification:		
Load Factor:			Handicapped Accessible (ADA):		
Floor Area Ratio:					

Elevator Comments:

Clearance, Dock & Door

	Property	Space		Property	Space
Ceiling Height:	26'		# GL/DID:		2
Bay/Column Size(WxD):			GL/DID Dim.(HxW):		12'x12', 14'x12'
Column Spacing:			# DH/Truck-Level Doors:		1
# Int. Docks:			Truckwell Size:		
# Int. Levelers:			Trailer Spots:		
# Ext. Docks:			Truck Turning Radius:		
# Ext. Levelers:			# Rail Doors:		
Cross-docked:		No	Total Doors:		3

Property Loading & Door Comments:

Space Loading & Door Comments:

Parking

	Property	Space		Property	Space
# Spaces:	80		Monthly Rate:		
Parking Ratio:			# Uncovered Spaces:	85	
# Covered Spaces:			Monthly Rate (\$):		

Parking Comments:

Site					
Property		Space		Property	
Land Size (Acres):	3.20			Permitted FAR:	
Land SF:	139,392			Development Capacity:	
Land Usable Acres:				Yard Type:	
Land Usable SF:				Yard SF:	0
Max Contiguous SF:				Zoning:	Light Industrial
Max Contiguous Acres:				Site Condition/Quality:	
Lot Dimensions (LxW):	350x398			Topography:	
Floodplain:				Site Shape:	Rectangular
Density:				Access:	
Permitted SF:				Visibility:	Good
Buildable SF:				Frontage:	Good
Additional Site/Parcel Information Comments: Parcel Identification Number: 21-03-402-020					
Frontage Traffic Count Comments:					

Utilities					
Property		Space		Property	
Gas:	Natural			Phase:	3
Water:	City			Power Supplier:	DTE Energy
Sewer:	City			Phone:	Yes
Power:				Cable:	Yes
Amps:	2000	2000		Broadband:	Yes
Volts:	480	480		Broadband Supplier:	
Utilities Comments:					

Contacts for this Availability				
Role	Company	Name	Phone	Email
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