

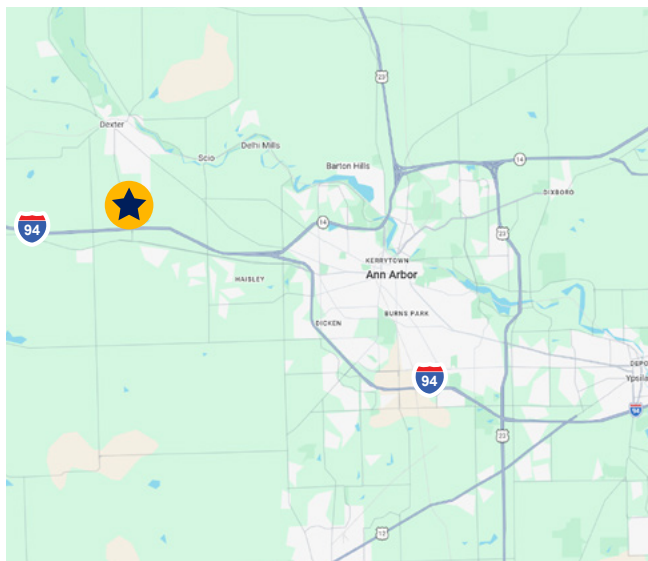
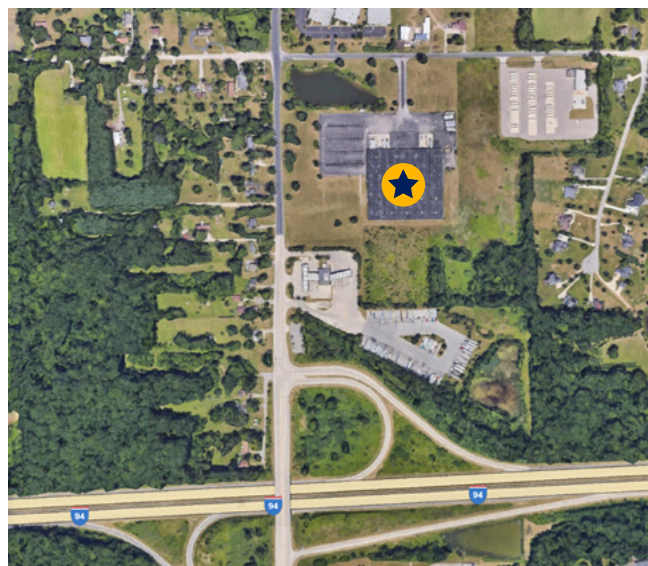


# STANDALONE BUILDING AVAILABLE FOR SUBLEASE

**Below Market Sublease Rate!**

800 Baker Rd  
Dexter, MI 48130

**75,000 - 150,000 SF Industrial Warehouse**



## Sublease Overview

<b>Premises:</b>	150,000 SF on 36.13 acres
<b>Rental Rate:</b>	Contact Broker
<b>Availability:</b>	Immediate
<b>Term:</b>	Available through 12/31/2036

## Opportunity Highlights

- Long-term sublease of standalone building
- Divisible in multiple configurations
- I-1 zoning, permitting a variety of manufacturing, distribution, and auxiliary uses
- Heavy power available
- Yard available for outside storage and/or trailer parking
- Easy access to I-94 via Baker Road
- 8.3 miles (15 minutes) to Ann Arbor & University of Michigan

## Contact



**Kyle McGuire**  
248.605.1726 mobile  
kmcguire@cresa.com



**Matt McKenna**  
312.618.5292 mobile  
mhmckenna@cresa.com



**Jacob Zammit**  
810.623.4387 mobile  
jzammit@cresa.com



**Adam Talbot**  
954.376.0236 mobile  
atalbot@cresa.com

**Cresa**

150 W 2nd Street, Suite 300S, Royal Oak, MI 48067

# 800 BAKER RD

Dexter, MI 48130

## Building Features

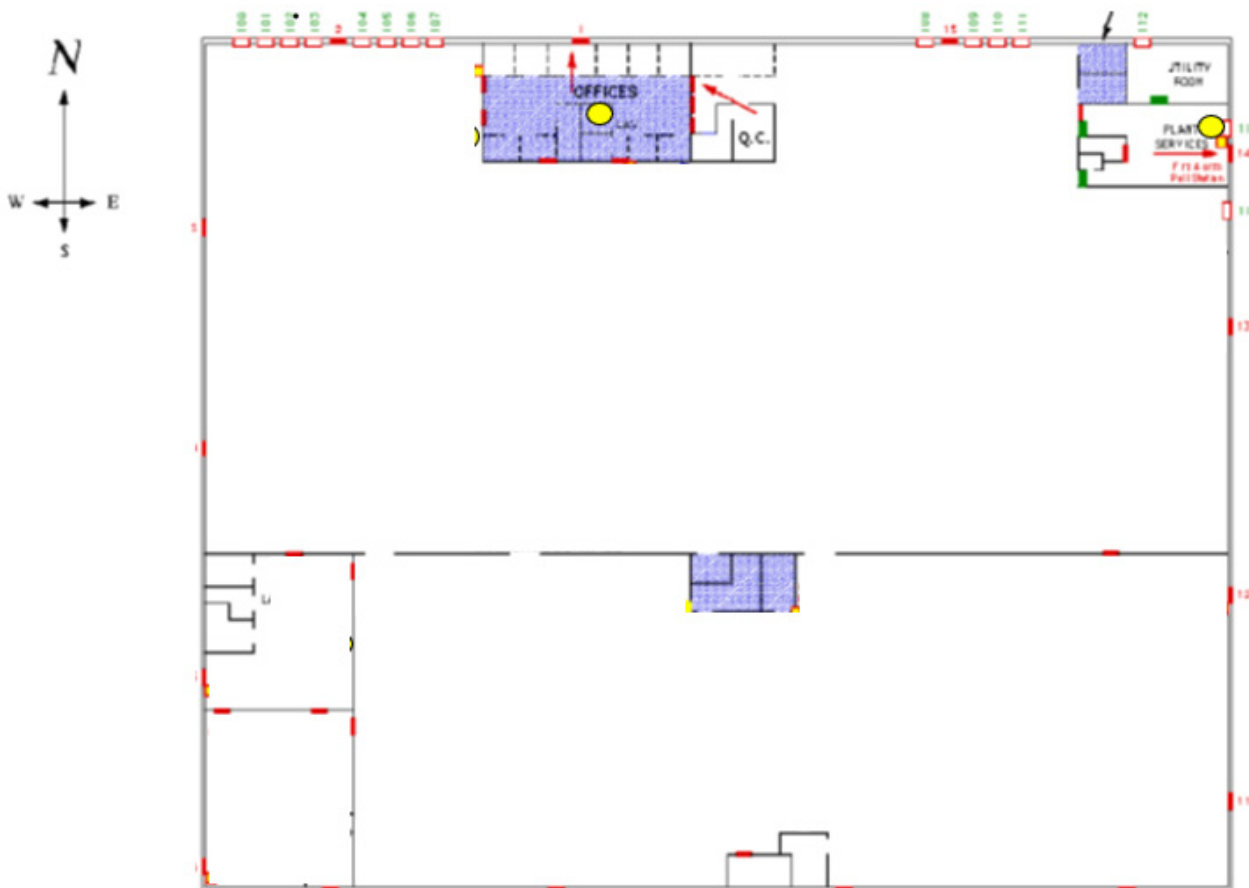
<b>Total Size:</b>	150,000 SF
<b>Office Size:</b>	± 6,000 SF
<b>Ceiling Height:</b>	17'-18'
<b>Dock High Doors:</b>	12 (with pit levelers)
<b>Drive-In Doors:</b>	1
<b>Building Depth:</b>	375'
<b>Column Spacing:</b>	40'w x 25'd
<b>Parking:</b>	Abundant
<b>Power:</b>	1,600 amps, 277/480v, 3-phase, 4-wire
<b>Fire Sprinklers:</b>	Yes



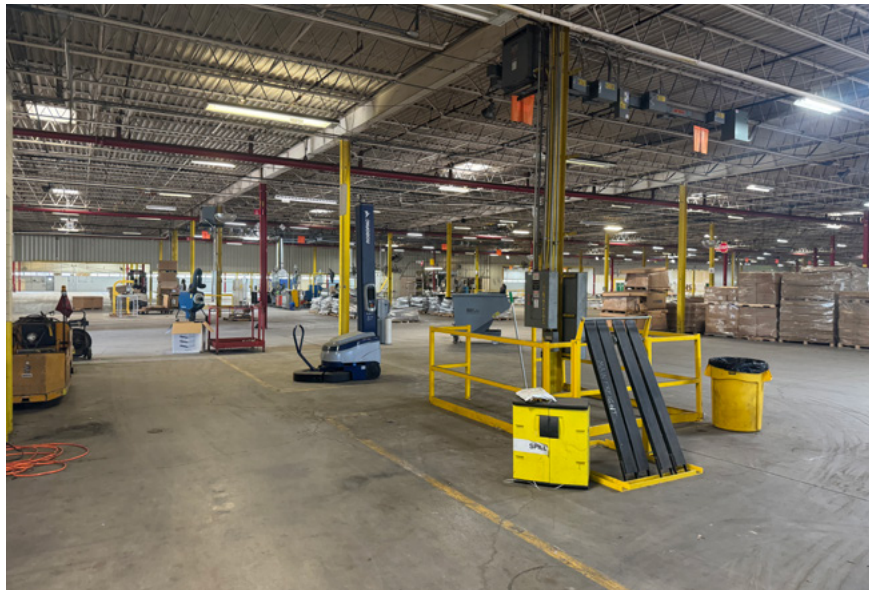
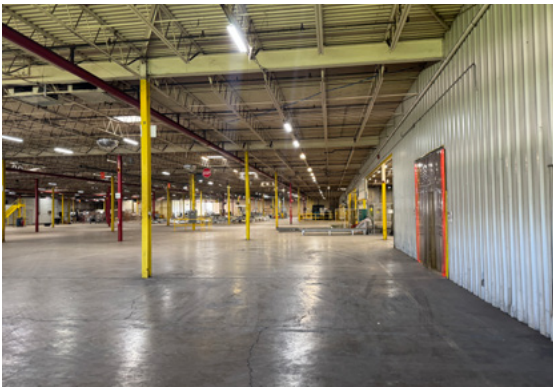
## Additional Features

- Divisible in multiple configurations
- ± 6,000 SF air conditioned warehouse area
- Large yard for trailer parking or outside storage
- Windows in warehouse provide natural light

## Floor Plan



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