EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

WIXOM INDUSTRIAL COMPLEX

48141-48145 West Road, Wixom, MI 48393



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

ERIC SZERLAG
Vice President
eszerlag@thomasduke.com

MARK SCHAFER
Vice President
mschafer@thomasduke.com

OFFERING SUMMARY: 48141-48145 West Road | Wixom, MI 48393



PROPERTY OVERVIEW

Multi-Tenant Building for lease

OFFERING SUMMARY

Lease Rate:	$8.00 SF/yr (NNN)
Building Size:	65,900 SF
Available SF:	Two 7,689 SF units
Year Built:	2004
Zoning:	M-1 Light Industrial

PROPERTY HIGHLIGHTS

- Western Oakland county location.
- Promixity to two freeway exits.
- Very little vacancy in the immediate area.

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 48141-48145 West Road | Wixom, MI 48393

BUILDING INFORMATION

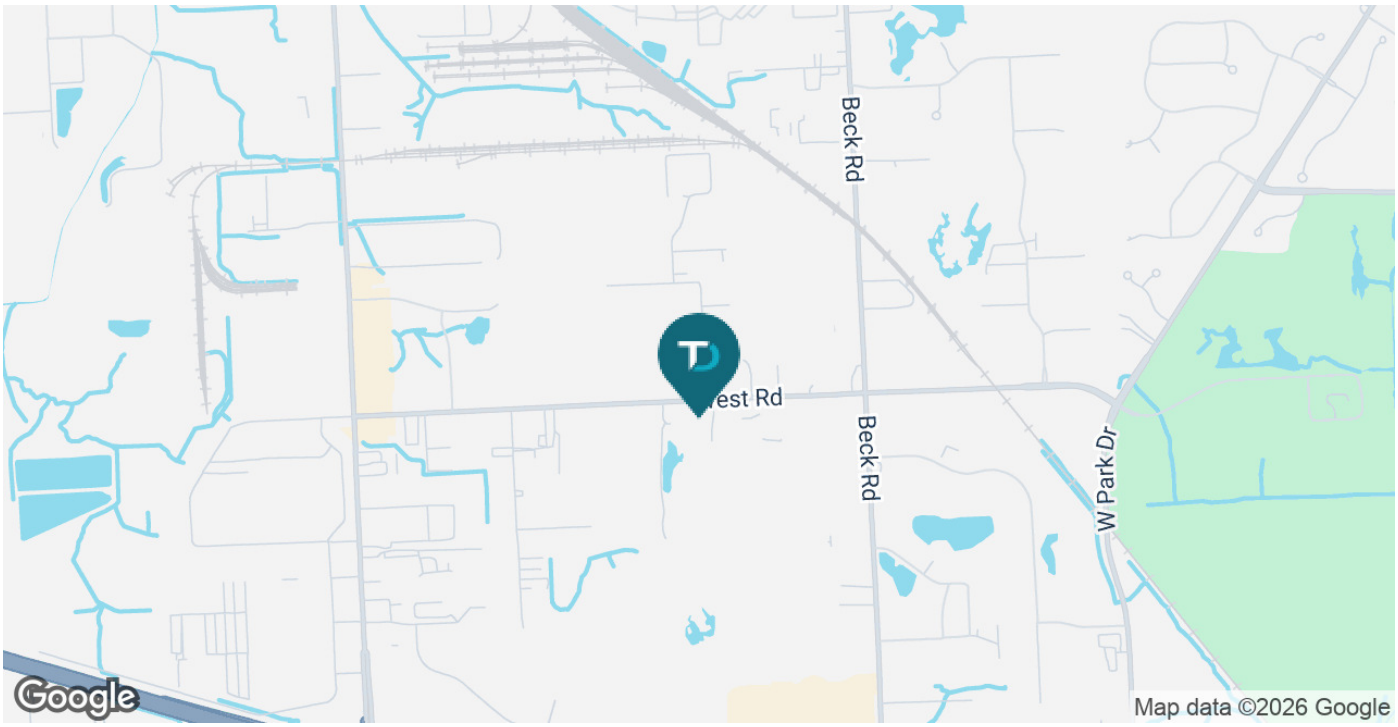
Price/SF:	$8.00/SF NNN
Building Size:	65,900 SF
Year Built:	2004
Number of Floors:	1
Utilities:	City Water and Sanitary Sewe

PROPERTY INFORMATION

Lot Size:	9.80 AC
Property Type:	Industrial
Property Subtype:	Flex Space
Zoning	M-1 Light Industrial
Traffic Count:	West Rd = 7,513 VPD; S. Wix Rd = 31,181 VPD (Costar, 202
Legal Description:	Available upon request
APN:	22-08-200-006

LOCATION INFORMATION

On the south side of West Road, west of Beck Road



Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

LEASE SPACES: 48141-48145 West Road | Wixom, MI 48393



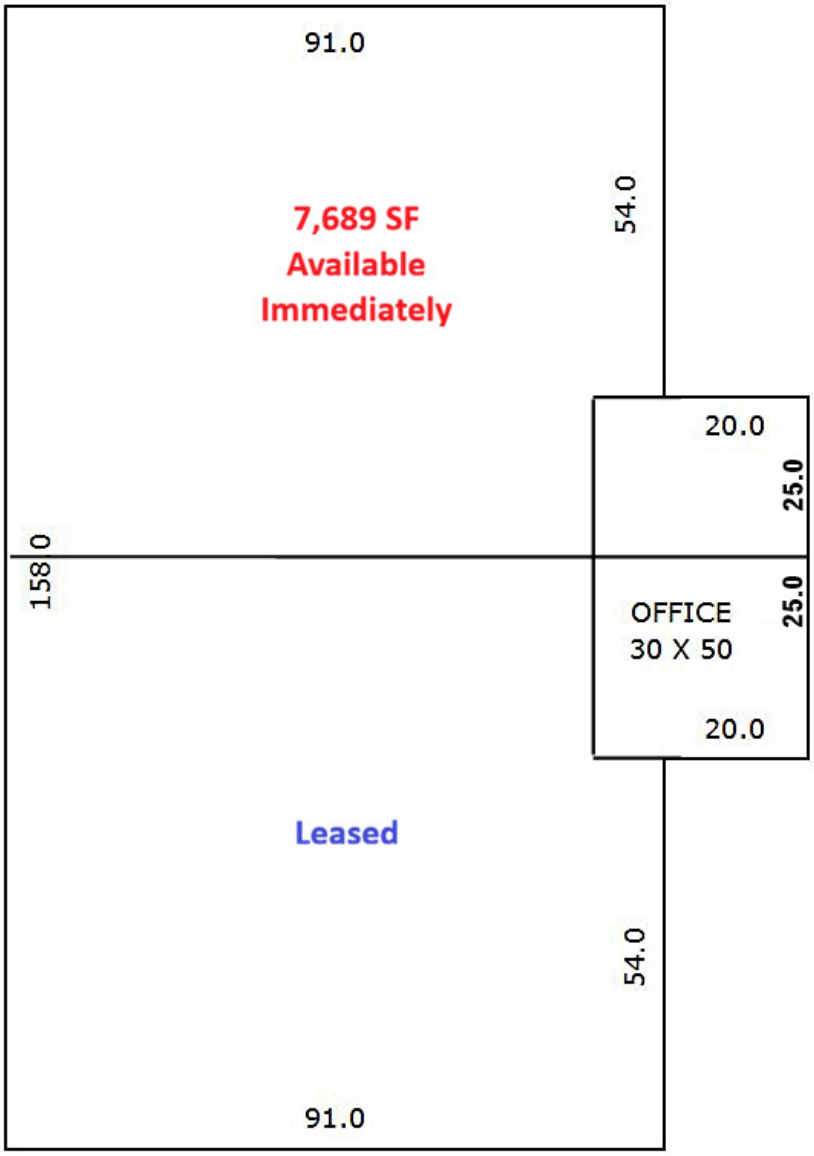
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	7,689 SF	Lease Rate:	$8 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
48141	Available	7,689 SF	NNN	$8.00 SF/yr
48145	Available	7,689 SF	NNN	$8.00 SF/yr

ADDITIONAL PHOTOS: 48141-48145 West Road | Wixom, MI 48393

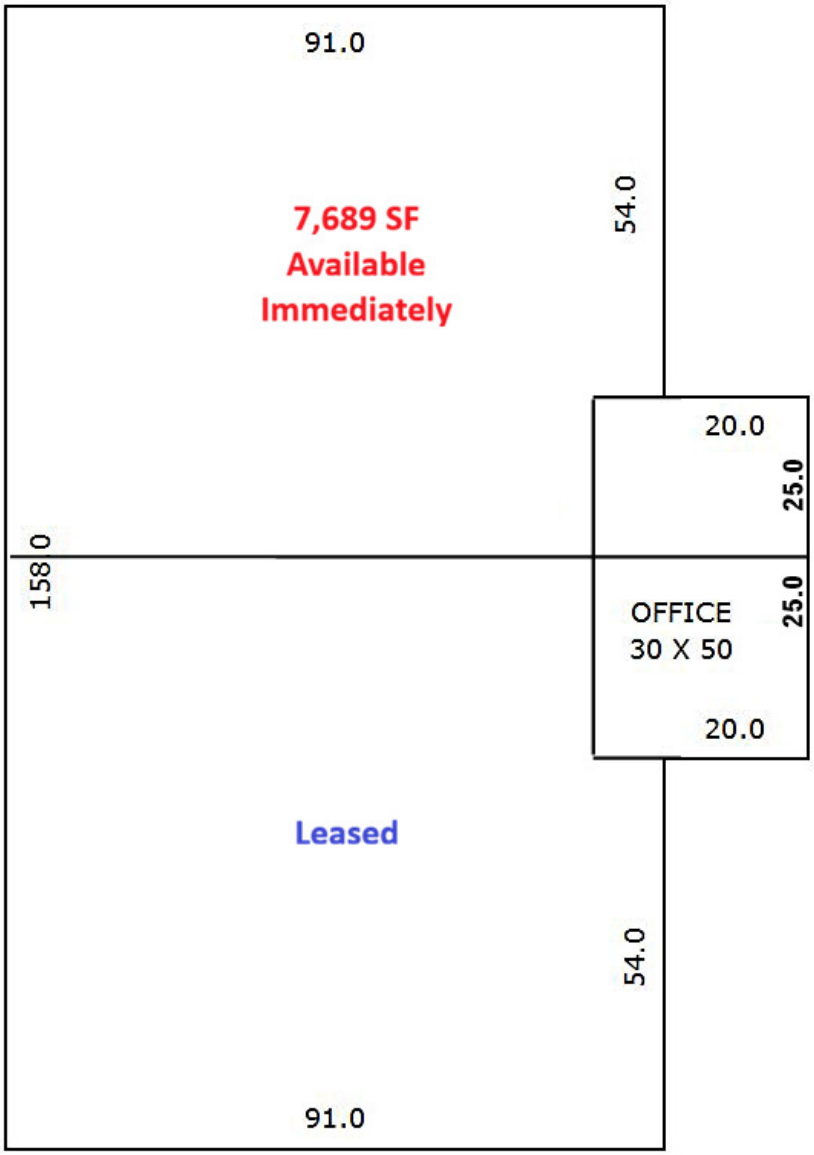


48141

Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

ADDITIONAL PHOTOS: 48141-48145 West Road | Wixom, MI 48393

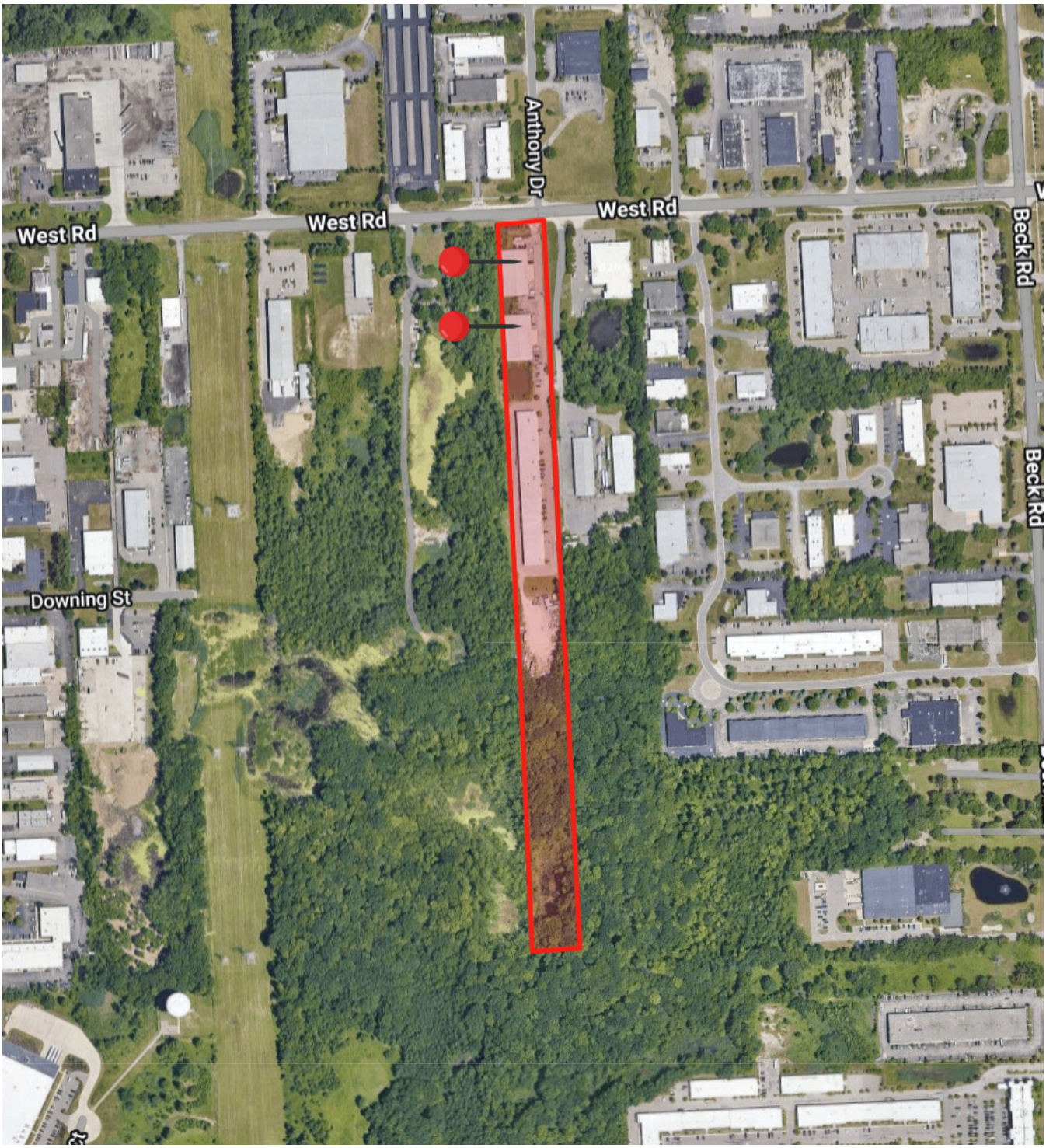


48145

Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

AERIAL : 48141-48145 West Road | Wixom, MI 48393



Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

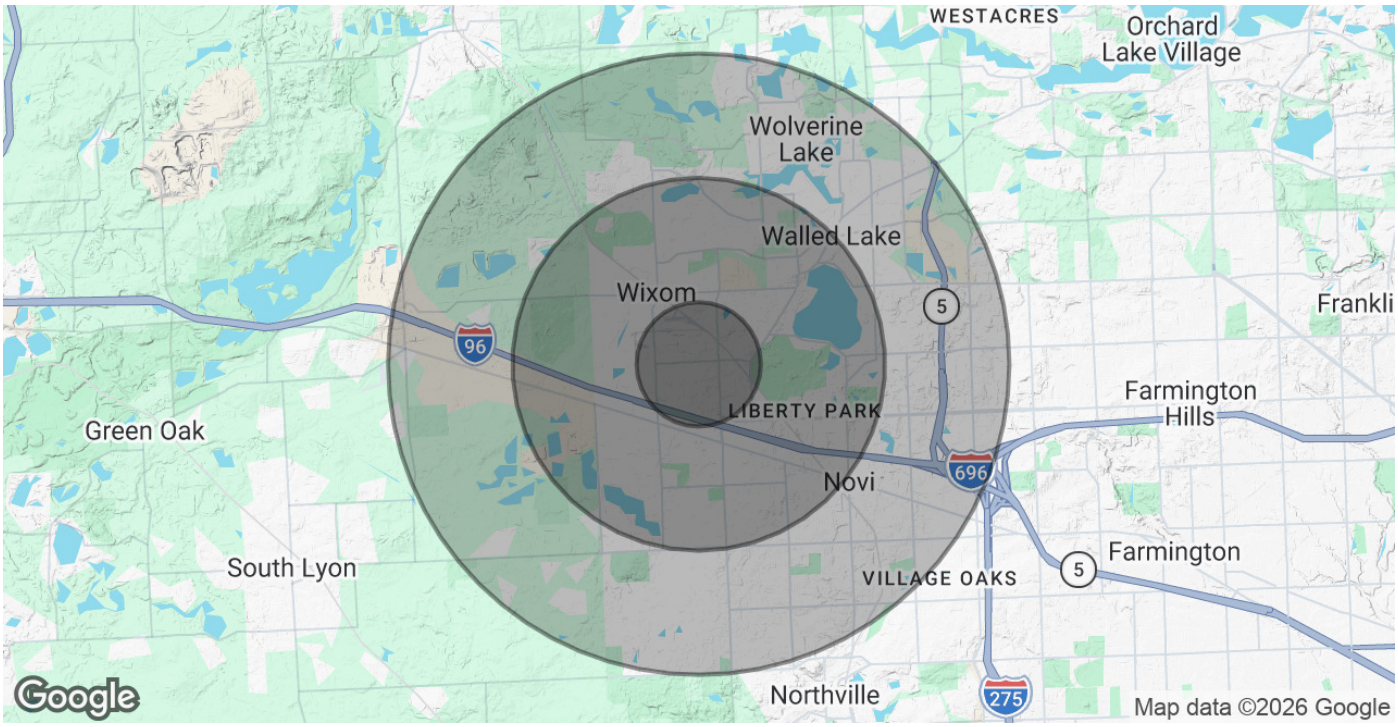
RETAILER MAP: 48141-48145 West Road | Wixom, MI 48393



Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

DEMOGRAPHICS MAP & REPORT: 48141-48145 West Road | Wixom, MI 48393



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,413	45,469	116,280
Average Age	33.8	39.0	41.7
Average Age (Male)	35.7	40.0	41.9
Average Age (Female)	33.1	37.9	41.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,944	20,006	48,701
# of Persons per HH	1.5	2.3	2.4
Average HH Income	$59,611	$122,421	$133,864
Average House Value	$335,969	$385,345	$379,964

2023 American Community Survey (ACS)

Thomas Duke Company | 248.476.3700

37000 Grand River, Ste. 360 | Farmington Hills, MI 48335