

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

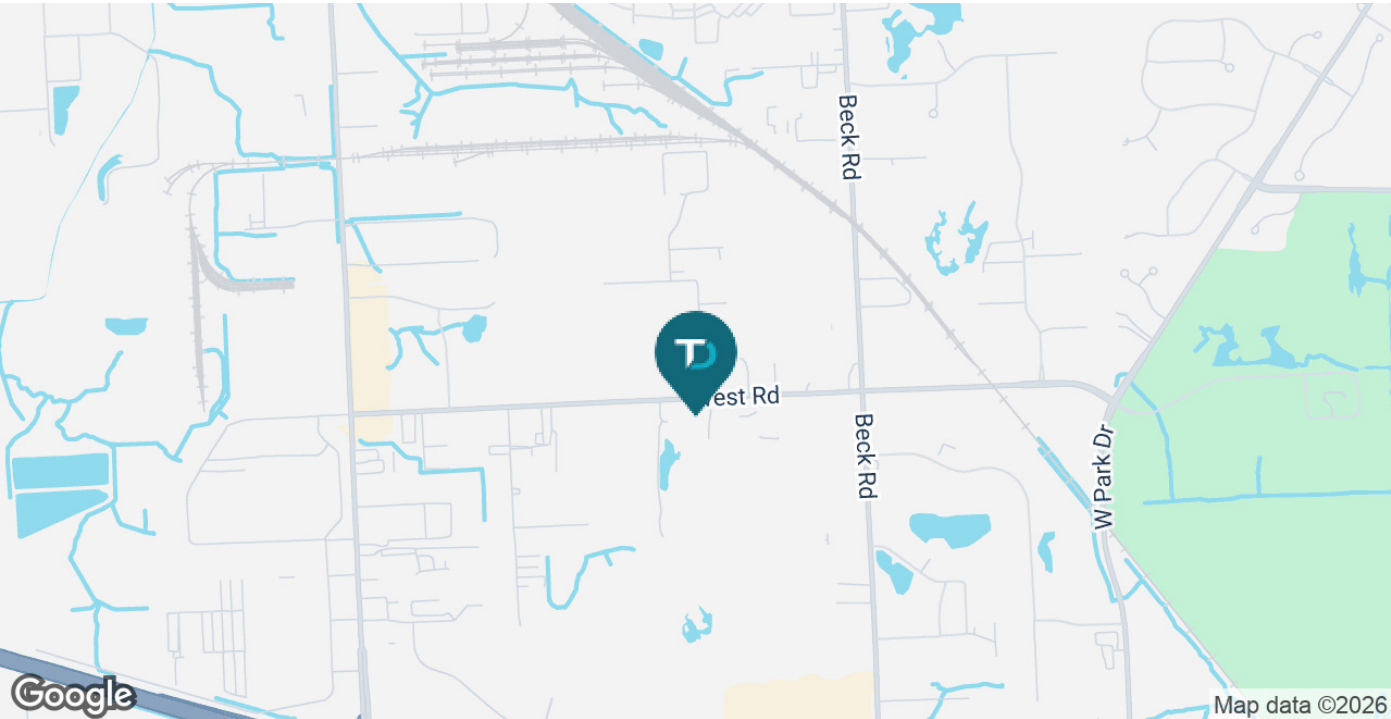
PROPERTY HIGHLIGHTS

- Western Oakland county location
- Proximity to two freeway exits
- Very little vacancy in the immediate area
- One overhead door

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

BUILDING INFORMATION		PROPERTY INFORMATION	
Price/SF:	\$8.00/SF NNN	Lot Size:	9.80 AC
Building Size:	65,900 SF	Property Type:	Industrial
Year Built:	2004	Property Subtype:	Flex Space
Number of Floors:	1	Zoning	M-1 Light Industrial
Utilities:	City Water and Sanitary Sewe	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



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



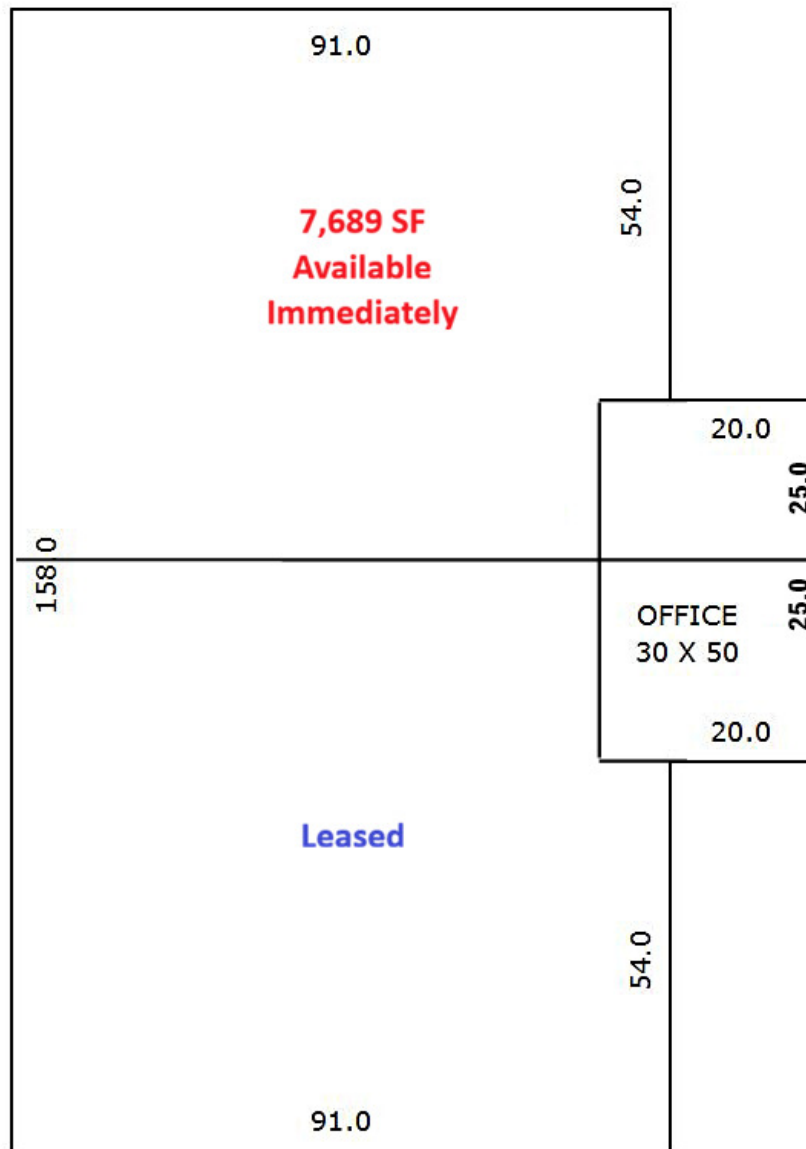
LEASE INFORMATION

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

AVAILABLE SPACES

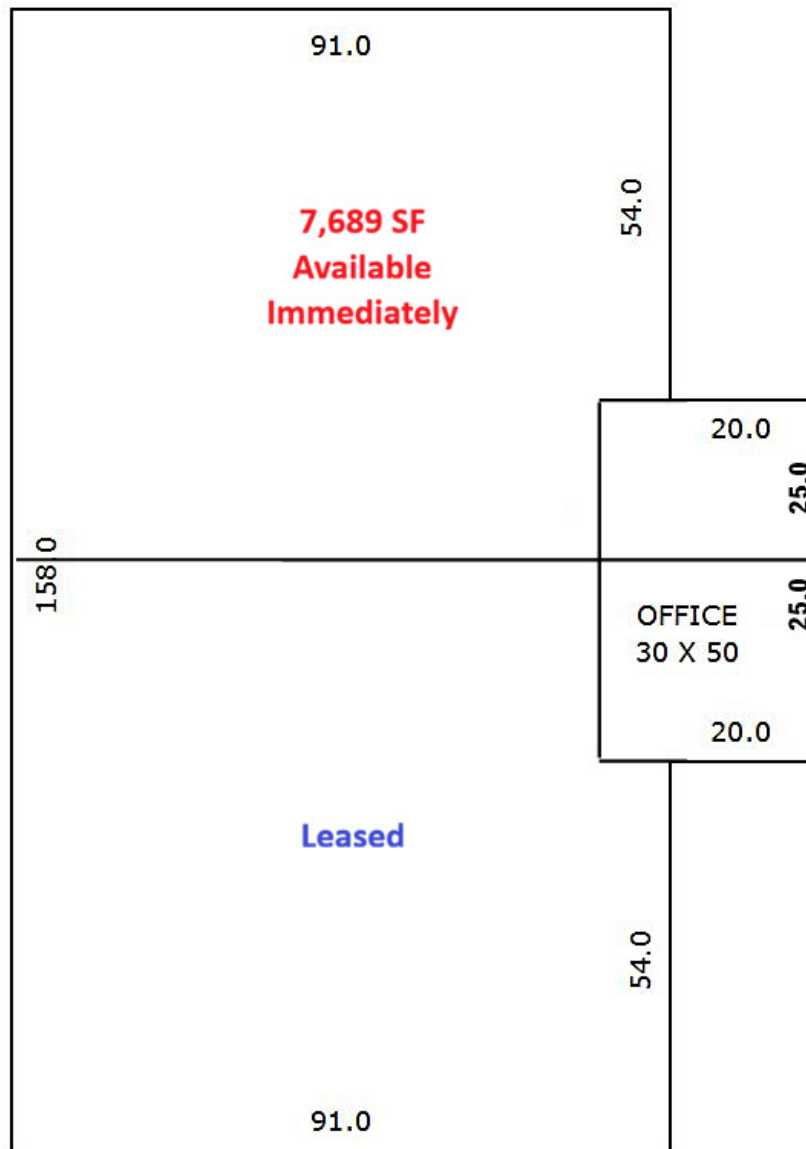
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
48141	Available	7,689 SF	NNN	\$8.00 SF/yr
48145	Available	7,689 SF	NNN	\$8.00 SF/yr

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



48141

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



48145

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

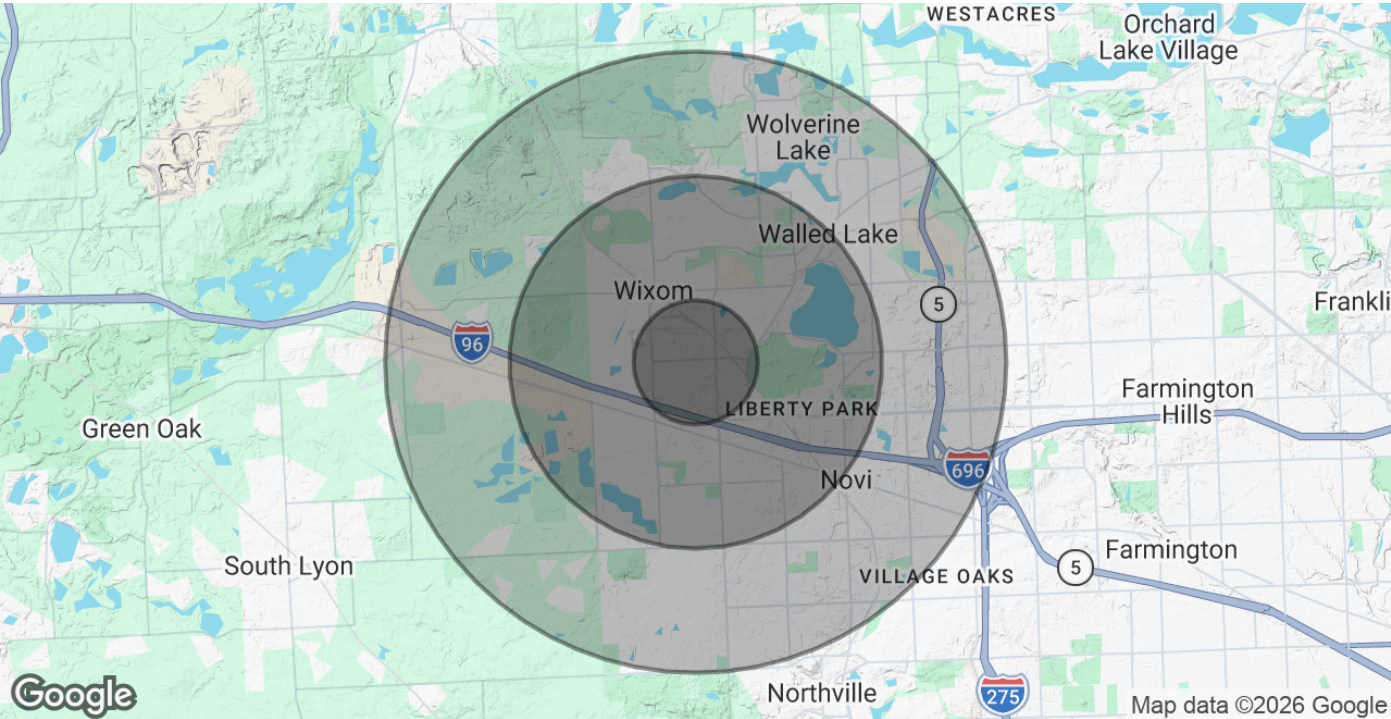


RETAILER MAP: 48141-48145 West Road | Wixom, MI 48393



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)			