View online at colliers.com/detroit

# Industrial / Warehouse Building For Lease

## 35 Corporate Drive, Auburn Hills, MI




**Peter J. Kepic, SIOR**
248 226 1842
peter.j.kepic@colliers.com

**Ryan D. Brittain, SIOR, CCIM**
248 226 1810
ryan.brittain@colliers.com

**Peter E. Kepic**
248 226 1840
peter.kepic@colliers.com

**Colliers Detroit**
400 W 4th Street, Suite 350
Royal Oak, MI, 48067
248 540 1000




| | |
|---|---|
| **Property Name** | 35 Corporate Drive<br>Auburn Hills, MI |
| **Crossroads** | Auburn Road / N. Opdyke Road |
| **Total Building Size** | 79,000 SF |
| **Warehouse Space** | 77,000 SF |
| **Office Space** | 2,000 SF |
| **Ceiling Height** | 24' Clear |
| **Grade Level Doors** | One (1) 14' x 14'; One (1) 12' x 14' |
| **Docks** | Four (4) 9' x 11' Exterior |
| **Cranes** | 20-Ton Footings |
| **Power** | 2,000A / 480V Panel<br>(To Be Verified by Tenant)<br>Electrical Distribution Throughout |
| **Fixtures** | LED |
| **Bay Size** | 50' |
| **Heating** | Gas Unit |
| **Sprinklers** | ESFR |
| **Air Lines** | Yes |
| **Parking** | 189 Spaces |
| **Parcel ID** | 02-14-26-376-004 |
| **Zoning** | Light Industrial |

Excellent Warehouse Facility

Located in the Opdyke Industrial Park at the I-75/M-59 Interchange

## Financials

**Asking Lease Rate**
$7.95/SF/YR NNN

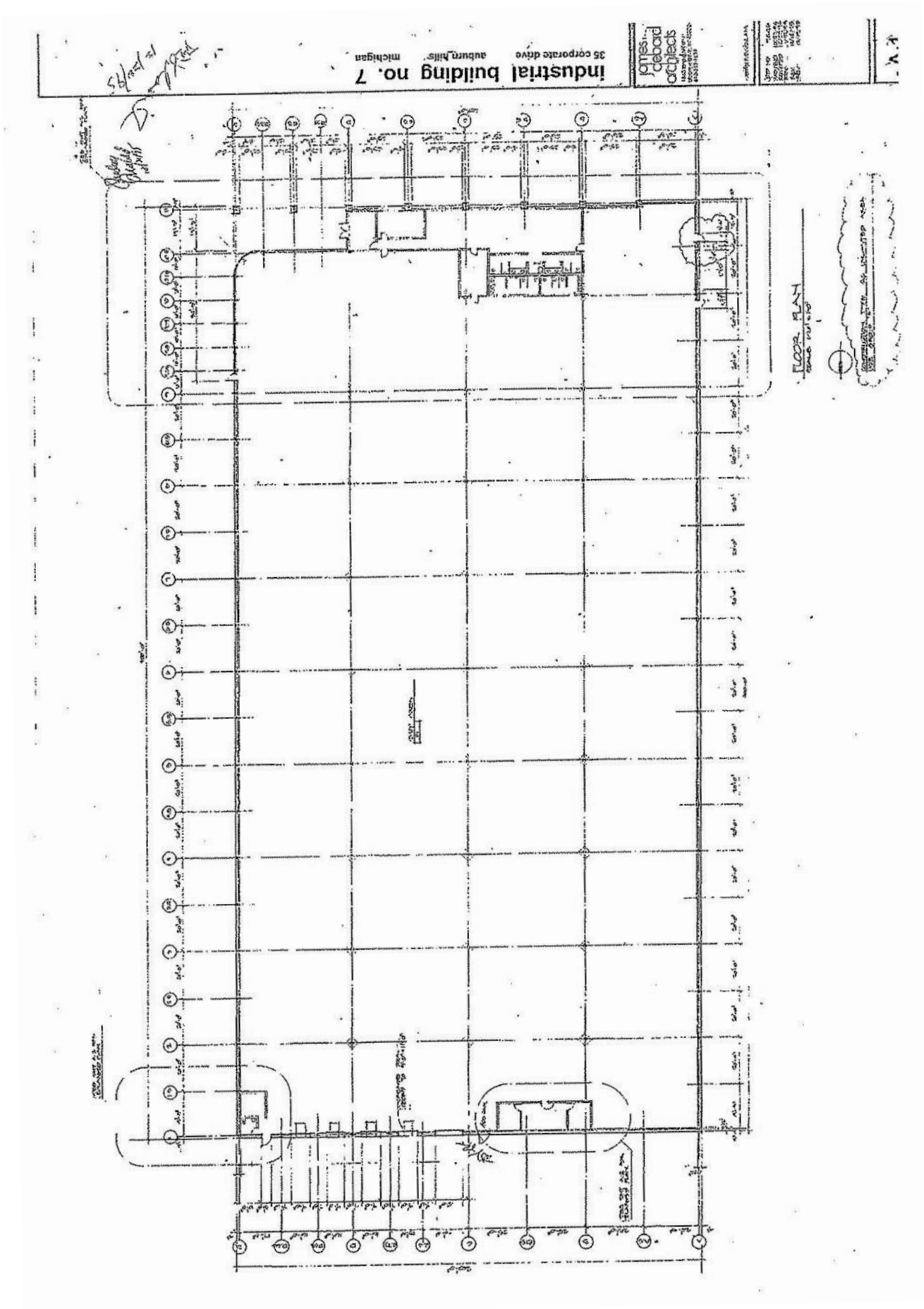
**OpEx PSF**
Real Estate Taxes
$2.03 (Est.)

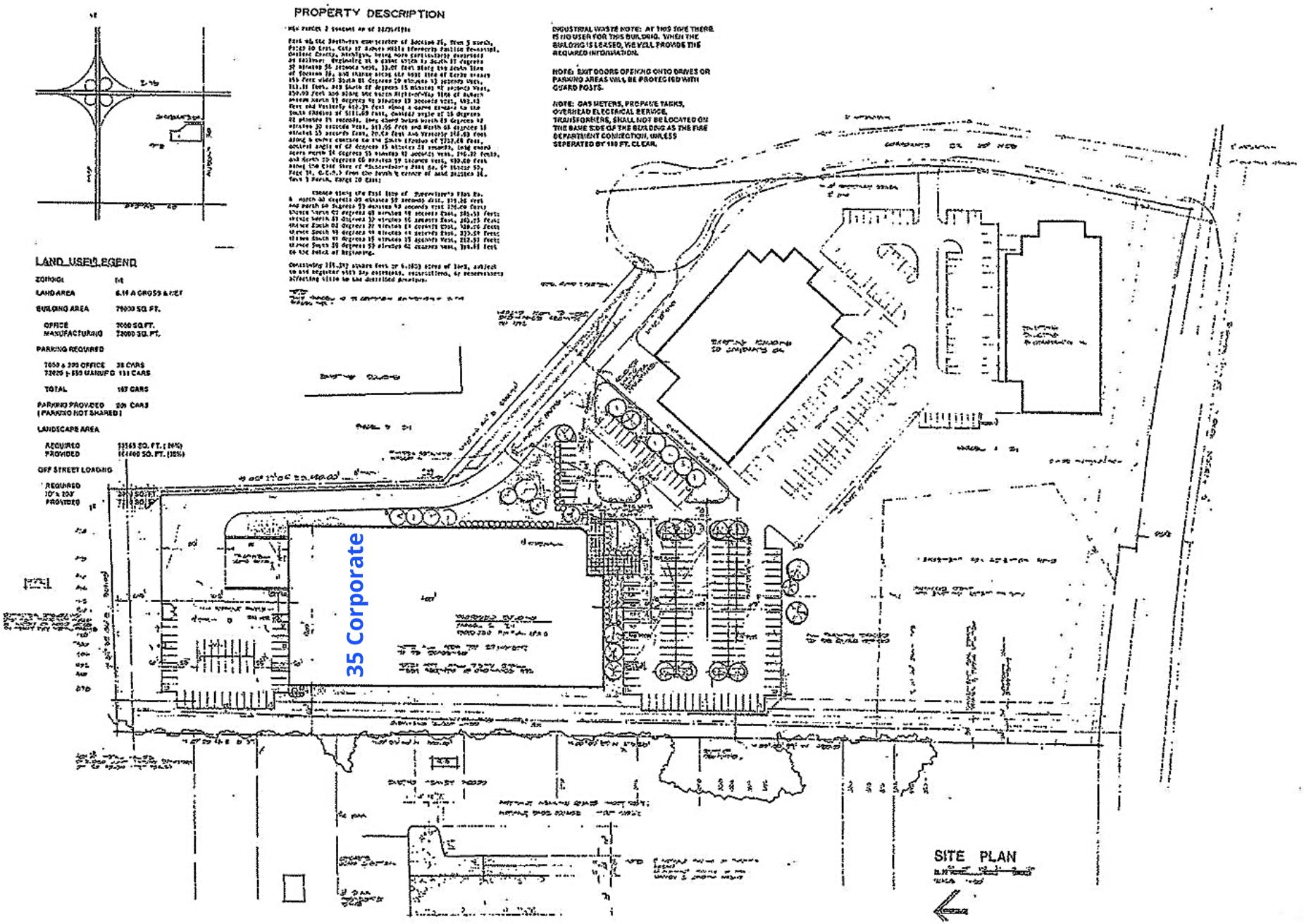
CAM
$0.70 (Est.)


KRAMPS

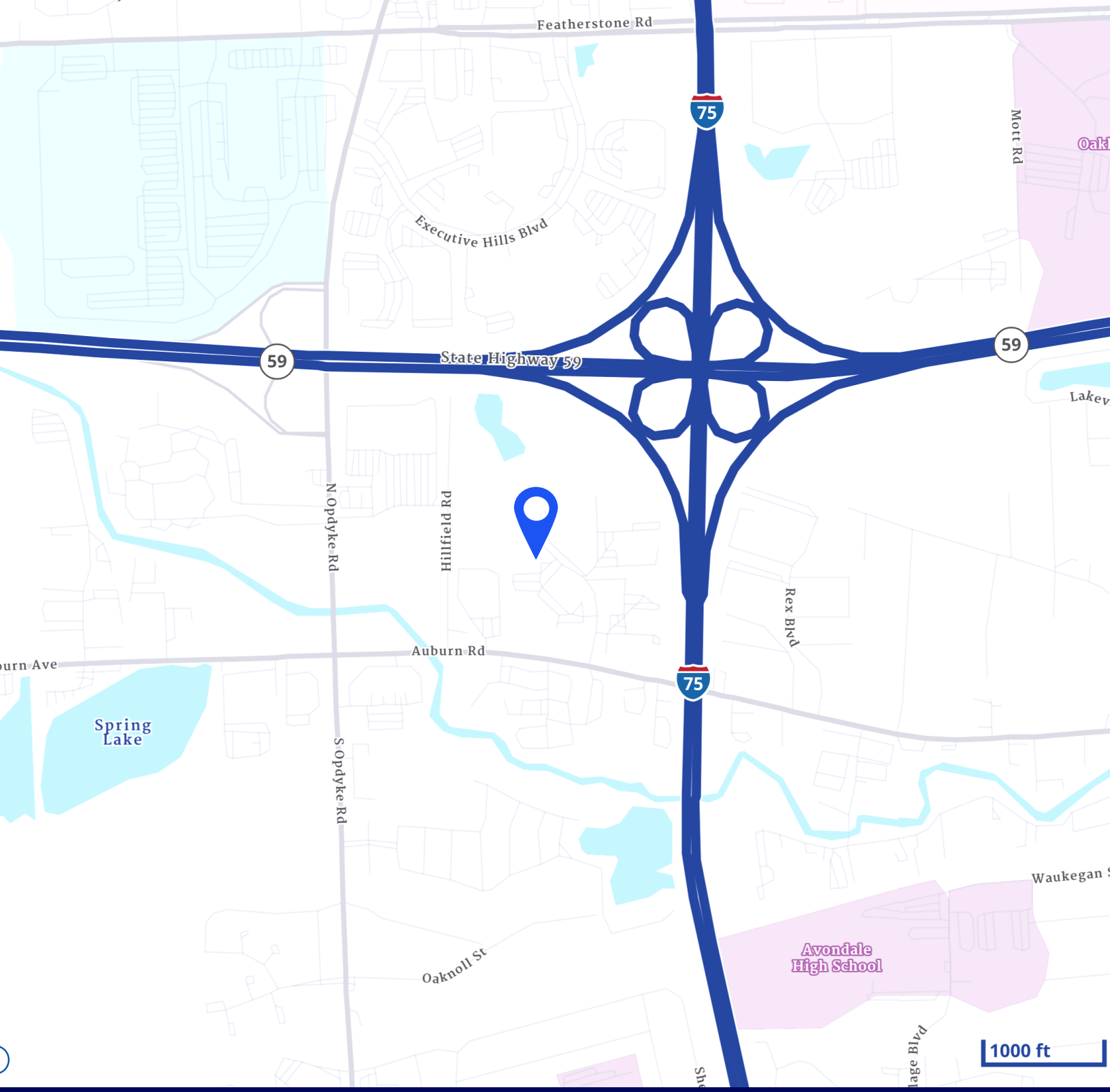

KRAMPS
DWYAS

# FLOOR PLAN


industrial building no. 7
35 corporate drive auburn hills michigan
james deboard architects
FLOOR PLAN


PROPERTY DESCRIPTION
LAND USE LEGEND
ZONING
LAND AREA
BUILDING AREA
OFFICE
MANUFACTURING
PARKING REQUIRED
TOTAL
PARKING PROVIDED
LANDSCAPE AREA
REQUIRED
PROVIDED
OFF STREET LOADING
REQUIRED
PROVIDED
INDUSTRIAL WASTE NOTE: AT THIS TIME THERE IS NO USER FOR THIS BUILDING. WHEN THE BUILDING IS LEASED, WE WILL PROVIDE THE REQUIRED INFORMATION.
NOTE: EXIT DOORS OPENING ONTO DRIVES OR PARKING AREAS WILL BE PROTECTED WITH GUARD POSTS.
NOTE: GAS METERS, PROPANE TANKS, OVERHEAD ELECTRICAL SERVICE, TRANSFORMERS, SHALL NOT BE LOCATED ON THE SAME SIDE OF THE BUILDING AS THE FIRE DEPARTMENT CONNECTION, UNLESS SEPERATED BY 100 FT. CLEAR.
35 Corporate
SITE PLAN

SITE PLAN




**Peter J. Kepic, SIOR**
248 226 1842
peter.j.kepic@colliers.com

**Ryan D. Brittain, SIOR, CCIM**
248 226 1810
ryan.brittain@colliers.com

**Peter E. Kepic**
248 226 1840
peter.kepic@colliers.com

**Colliers Detroit**
400 W 4th Street, Suite 350
Royal Oak, MI, 48067
248 540 1000

View online at colliers.com/detroit

This material is provided by Colliers for advertising and informational purposes only. While deemed rliable, no warranty or representation is made as to its accuracy or completeness. Interested parties should verify all information independently. Colliers accepts no liability for any loss arising from reliance on this material. © 2026 Colliers. All rights reserved. Not intended to induce breach of any existing listing agreement.

**Colliers.com**