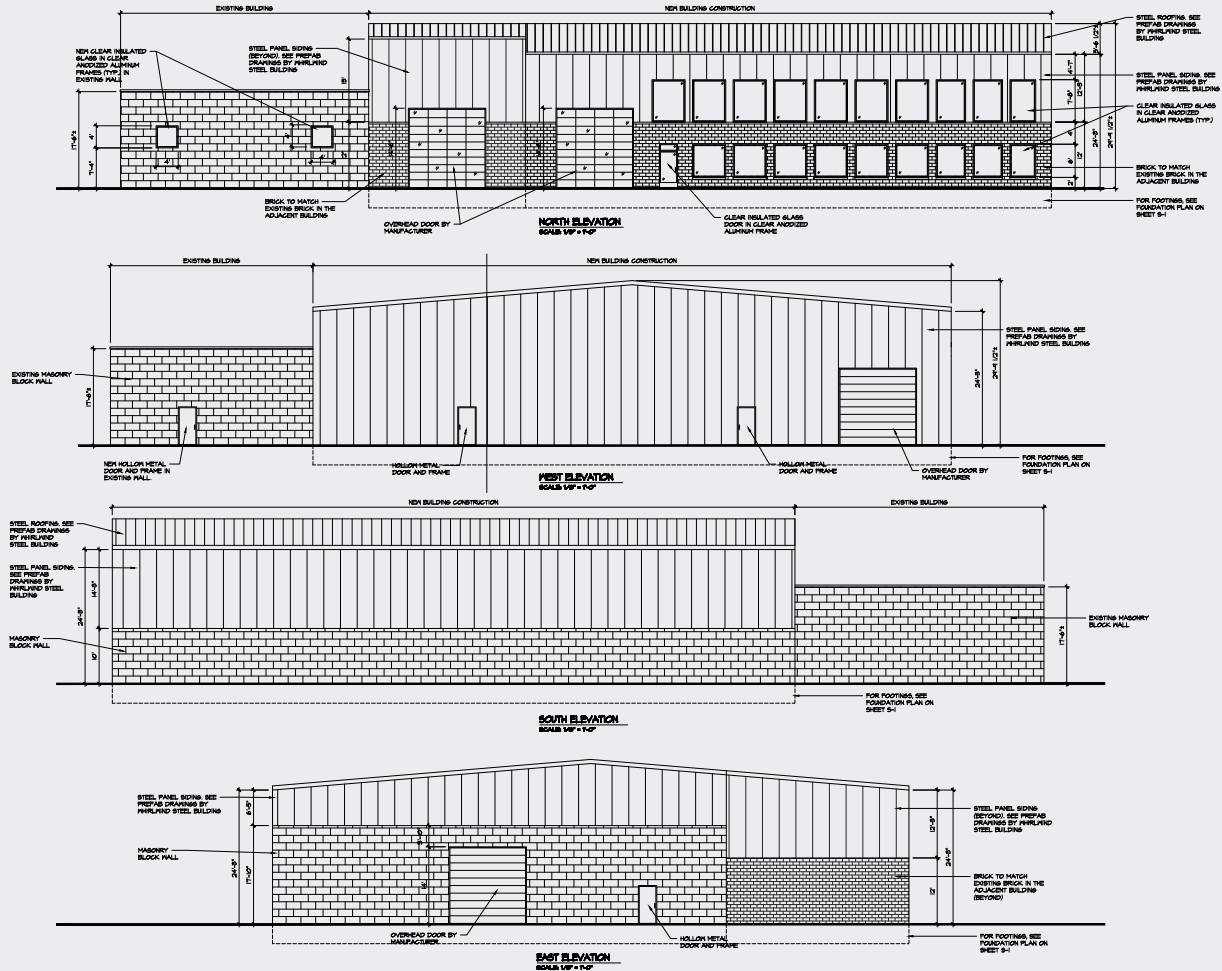


NEW CONSTRUCTION IN THE DOWNTOWN DISTRICT OF PONTIAC



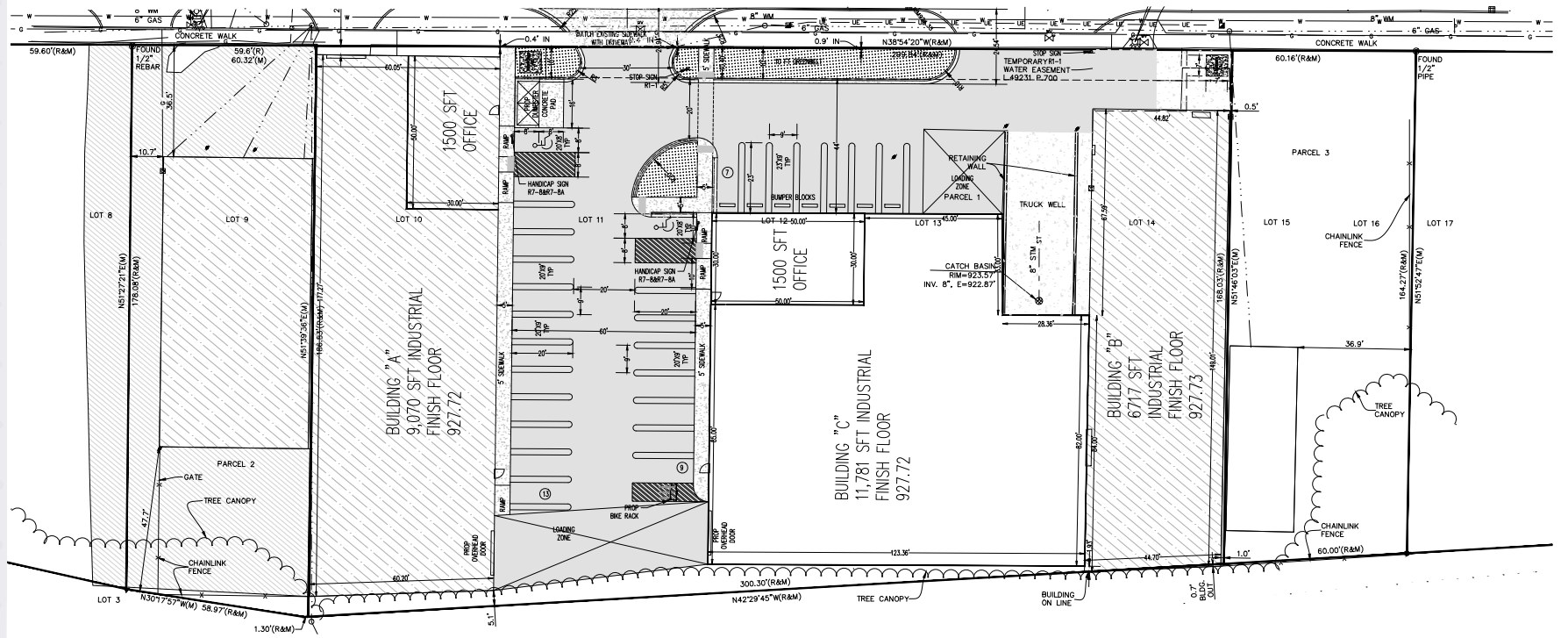
**49700-49730
WOODWARD AVE**
PONTIAC, MI

**FLEXIBLE SIZES IN TWO
BUILDINGS**
6,717 SF - 10,370 SF
11,460 SF - 18,177 SF
OR ONE USER IN 28,000 SF

MATT OSIECKI
First Vice President
+1 248 351 2079
matt.osiecki@cbre.com

JOE KEMP
Vice President
+1 248 936 6892
joe.kemp@cbre.com

CBRE



49700 WOODWARD AVE

49730 WOODWARD AVE

PROPERTY OVERVIEW

49700 - 49730 Woodward Ave

New construction on Woodward Ave in Downtown Pontiac. Three commercial spaces available for lease in 2026.

Join Oakland County and their 700 employees coming to Pontiac. The zoning allows for a variety of uses including industrial and commercial.

Modern amenities such as LED lights, large overhead doors, and high ceilings.

**NEW CONSTRUCTION
WITH 300' OF WOODWARD
AVE FRONTAGE**

**EXPANDABLE UP
TO 28,000 SF**

BUILDING SPECIFICATIONS

- + New Construction
- + Main Road Visibility
- + Rental Rate is for Base Building with Standard Finishes
- + Clear Span Warehouse Spaces - 6,700 SF | 10,370 SF | 11,460 SF Each

49700 WOODWARD AVE

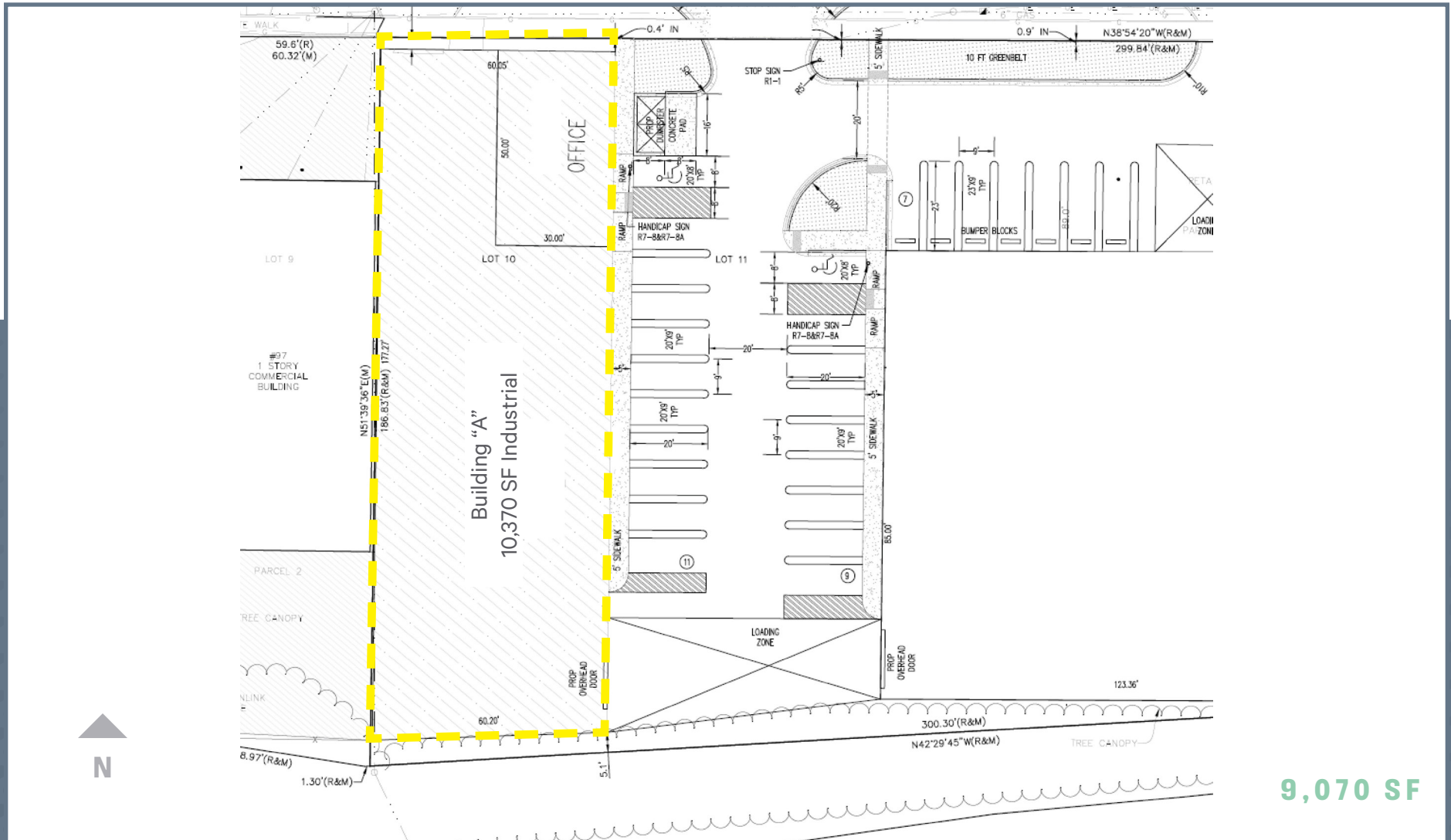
Spec Type	Spec Details
SF Available:	10,370 SF
Office SF:	1,500 SF Planned
Grade Level Doors:	Three (3) One (1) 18' 6" x 14' One (1) 14' 6" x 14' One (1) 14' x 12'
Clear Height:	18'
Zoning:	C-3 Corridor Commercial Allows Light Industrial
Parking:	20+ Spaces
Lighting:	LED
Power:	800 amps
Availability:	Q4 2026
Lease Rate:	\$9.95/SF NNN

49730 WOODWARD AVE

Spec Type	Spec Details
SF Available:	6,717 SF Expansion up to 18,177 SF
Office SF:	1,500 SF Planned
Grade Level Doors:	One (1)
Truckwells:	One (1) Exterior
Clear Height:	18'
Zoning:	C-3 Corridor Commercial Allows Light Industrial
Parking:	20+ Spaces
Lighting:	LED
Power:	1,200 amps
Availability:	Q4 2026
Lease Rate:	\$9.95/SF NNN

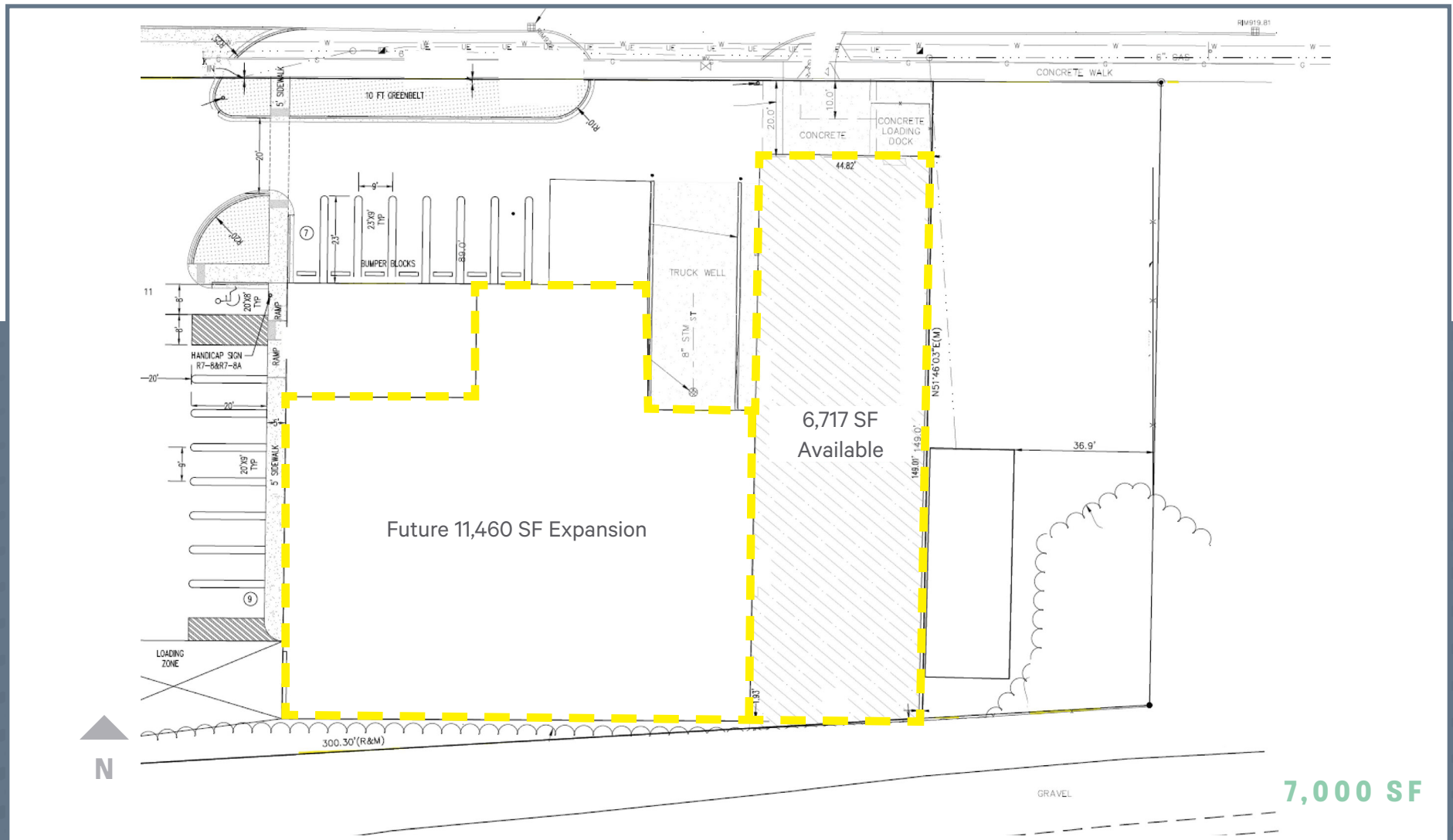
FLOOR PLAN

49700 Woodward Ave



FLOOR PLAN

49730 Woodward Ave



AERIAL MAP



5,526 VPD



560 VPD



25,154 VPD



15,262 VPD



24,845 VPD



7,000 SF - 9,070 - 19,000 SF
TWO BUILDING PORTFOLIO
FOR LEASE

49700-49730

WOODWARD AVE

PONTIAC, MI

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CBRE

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