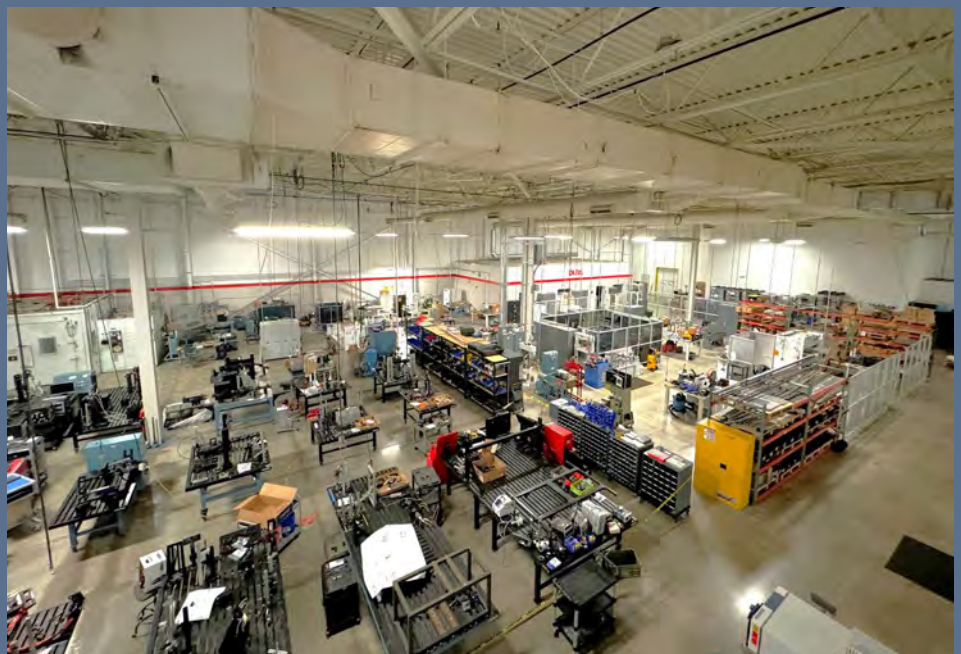


**FOR  
LEASE**



**1780 Pond Run,  
Auburn Hills, MI 48326**

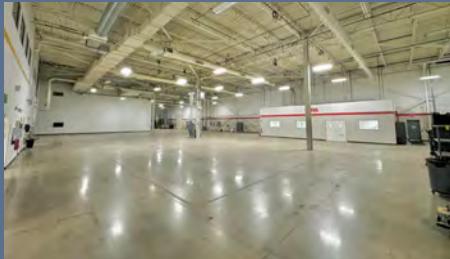
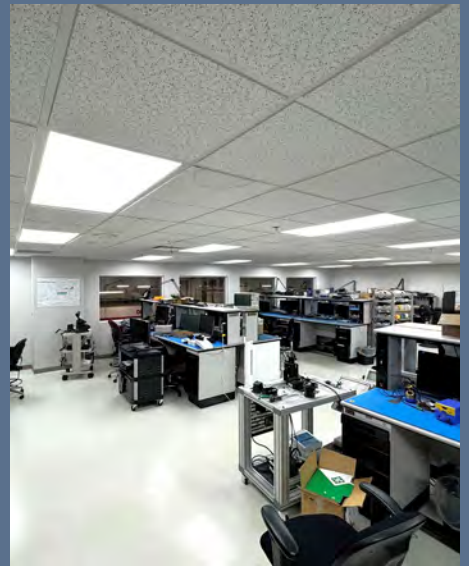
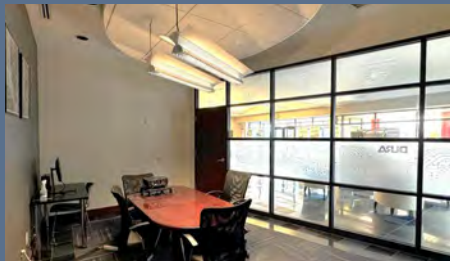
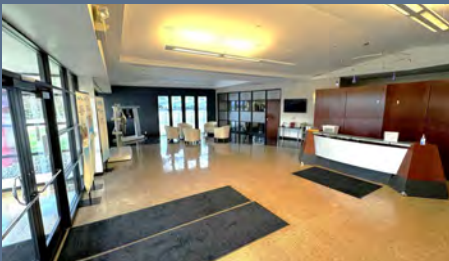
- 77,911 square feet
- 5.97 acres
- Warehouse: 32,723 SF
- Office: 45,188 SF
- 24' clearance
- 1 dock
- 3,000 amps /  
3 phase power
- 247 parking spaces
- 100% climate controlled



**NEWMARK**

**Tom Oldham**  
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**Dan Labes**  
*Executive Managing Director*  
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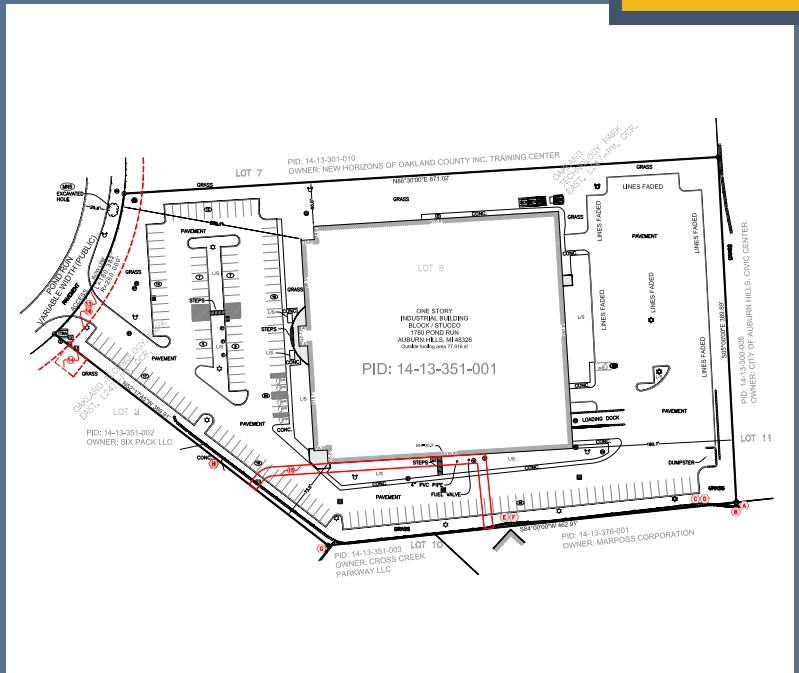
# Market & Area Overview



# Floor Plan



# Site Plan



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## Lease/Sale

1780 Pond Run Auburn Hills, MI 48326



### Pricing Information:

<b>Lease Rate Range:</b>	\$9.95-\$9.95 NNN
<b>Lease Type:</b>	NNN
<b>Sale Price:</b>	N/A
<b>Price per SF:</b>	N/A
<b>Real Estate Taxes psf:</b>	\$1.76
<b>Building Insurance psf:</b>	\$0.00
<b>CAM psf:</b>	N/A

### Property Details:

<b>Total Building Area:</b>	77,950 sf
<b>Min/Max Available:</b>	77,911 sf
<b>Office Area:</b>	45,188 sf
<b>Property Type:</b>	R&D/Flex
<b>Tenancy:</b>	Single-tenant
<b>Year Built:</b>	01/01/2001
<b>Year Renovated:</b>	
<b>Zoning:</b>	T & R
<b>Site/Parcel Area:</b>	5.97 acres

<b>Parcel ID:</b>	14-13-351-001
<b>Parking Description:</b>	
<b>Rail Served:</b>	No
<b>Cranes:</b>	Yes
<b>Heat:</b>	GFA
<b>Clear Height Min/Max:</b>	24.0'
<b>Grade/Dock Doors:</b>	3 / 1
<b>Sprinkler:</b>	Yes
<b>Power:</b>	3,000 amps

### Comments:

77,911 square feet and on 5.97 acres of land. It includes a 32,723-square-foot warehouse area and 45,188 square feet of office space. The building features 24-foot clear height, one dock, and 3,000 amps of three-phase power. It provides 247 parking spaces and is 100% climate controlled.

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