

# 8451 Boulder Court Walled Lake, MI

## OFFICE BUILDING FOR SALE

- 23,637 SF +/- Office Building For Sale
- Built in 1998
- The first floor will be vacant upon closing
- Two (2) Tenants with active leases on the second floor
- Lower-level production area with bathrooms and garage access
- Heated garage parking with approximately ten (10) parking spaces
- Secluded, quiet location with wooded views
- Outdoor patio connected to the first-floor conference room and kitchen
- Multiple entrances with a common area reception desk
- Brick and metal roof construction
- Parking lot redone in 2017 and further resealed in 2022
- Possible monument signage opportunity on Martin Road
- 24,750 Annual Average Daily Traffic on Martin Road
- TLM (Technology/Light Manufacturing) zoning
- Allowing for a wide variety of uses (R&D, Office, Medical, High-tech)
- Contact Listing Agent for Pricing



CONTACT US

248-710-8000

691 N. Squirrel Rd, Suite 290

Auburn Hills, MI 48326

[www.team-core.com](http://www.team-core.com)



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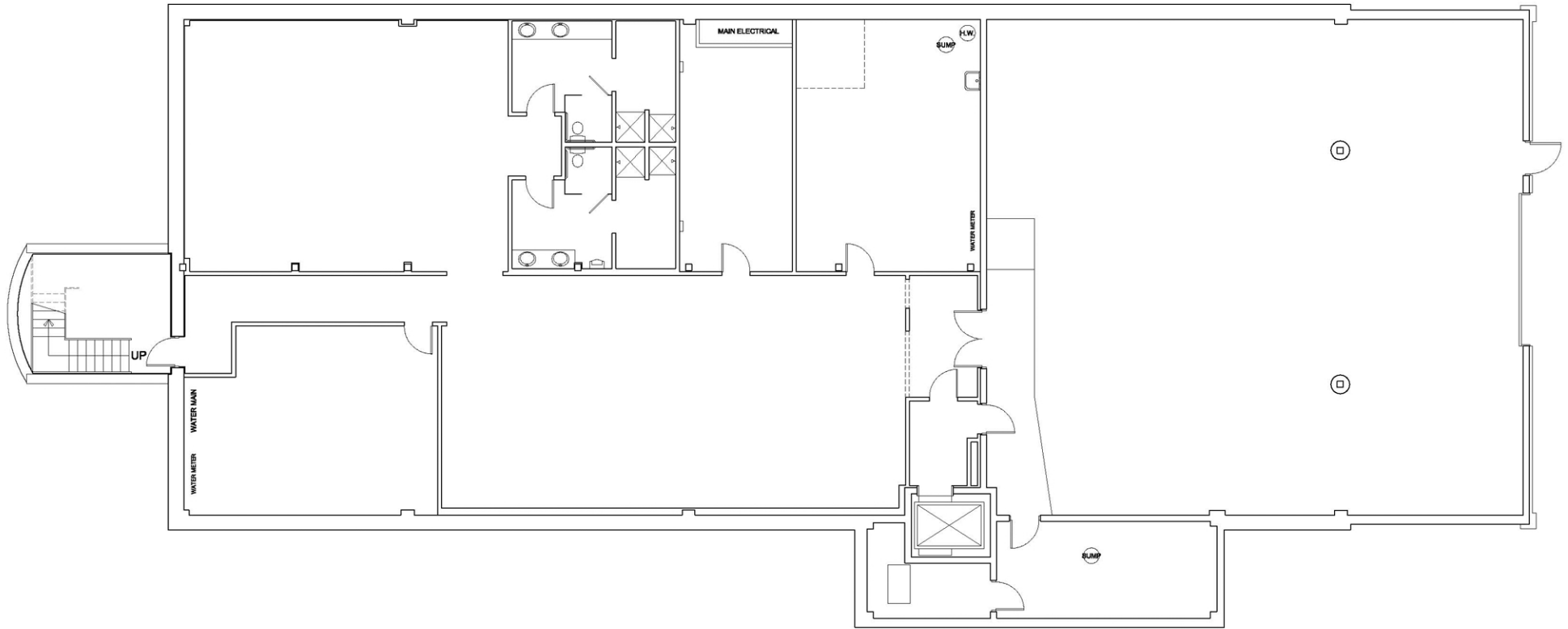
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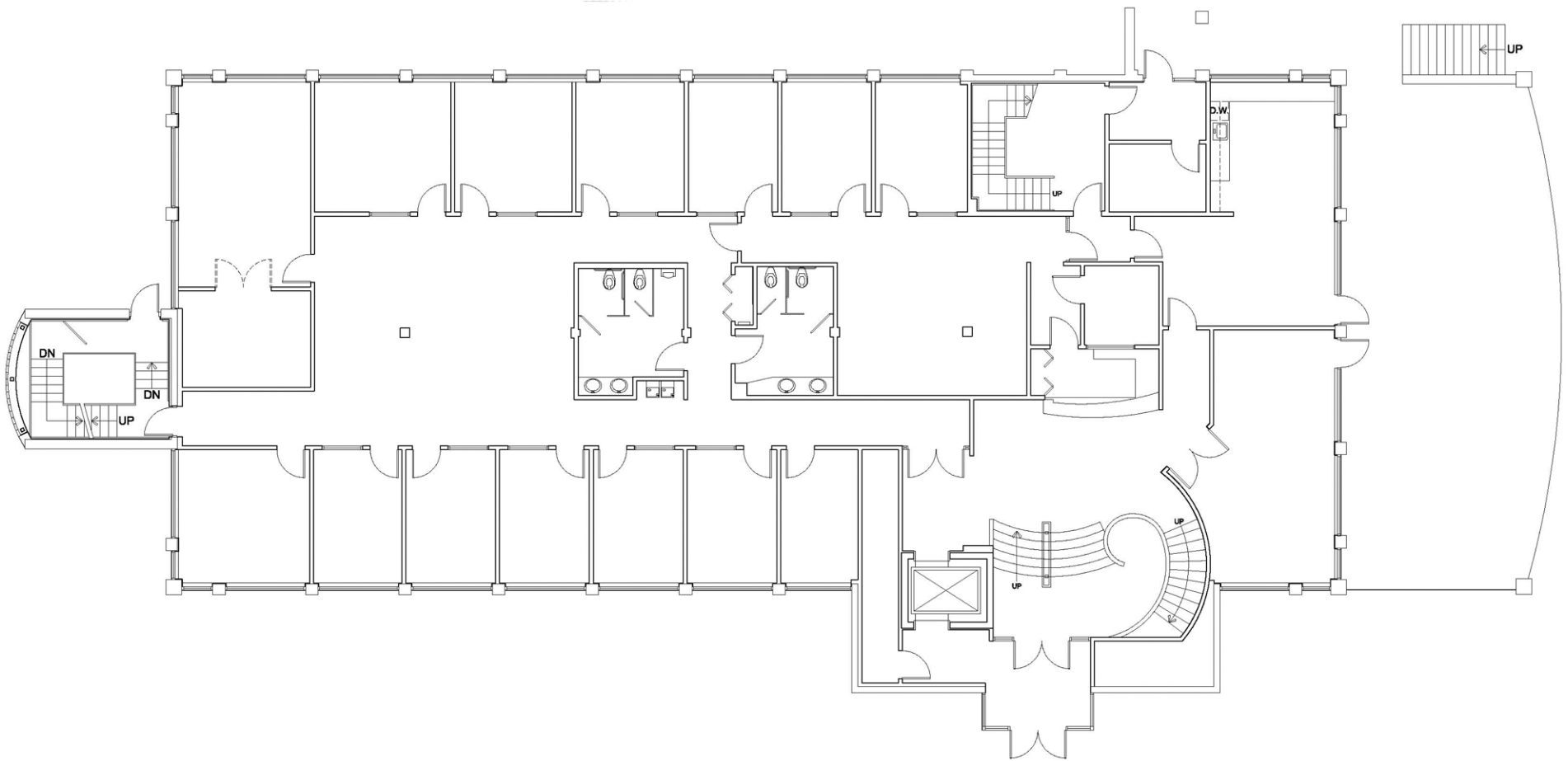
DO NOT SCALE



8451 Boulder Court  
Walled Lake, MI 48390

Lower Level  
8,819 SF  
For More Information Please Call:  
248.710.8000





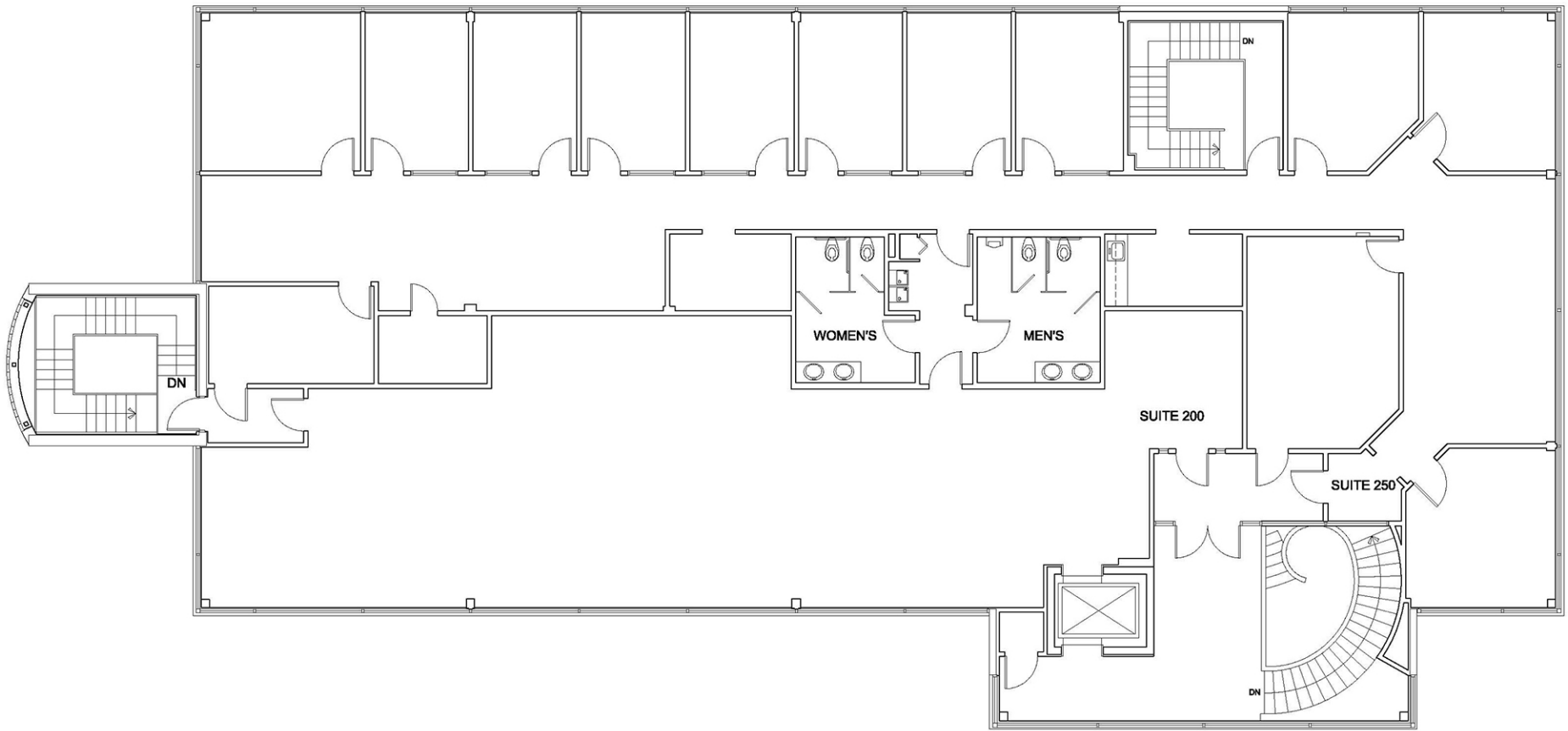
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First Level  
8,994 SF  
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8451 Boulder Court  
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Second Floor  
7,748 SF  
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