

# 2460-2470 Commercial Drive Auburn Hills, MI

I-75 Frontage



off Opdyke near Walton

2460 2470 Commercial Drive, Auburn Hills, MI 48326

Industrial Showroom... Retail.... Commercial..... Light and Industrial with Office

**18,000 Square feet including 6,000 square feet office**

Parking for 80 cars... 2 truck doors  
Auburn Hills Fire & Police

## Marketing Proposal

[www.2460-2470commercialdrive.com](http://www.2460-2470commercialdrive.com)

John Finn  
(248) 789-3803

[jackfinnpp@yahoo.com](mailto:jackfinnpp@yahoo.com)

This site consists of 12,000 sq ft of very high bay warehouse 24 ft to the steel,  
heavily sprinkled, 6,000 sq ft of Class A offices

## 2460/2470 COMMERCIAL DRIVE - 18,000 SQ FT

- 12,000 square foot almost clear spanned 23 foot high warehouse. Bay size 67.5 x 90"
- 6,000 square foot office 3,000 up - 3,000 down.
- Approximately 60 parking spaces (another 40 available).
- Two ..... 12 foot x 16 foot shipping doors.
- Retail like, two double glass doors, doors on both sides of warehouse as warehouse entrance doors.
- Fully sprinklered. Extra hazard group sprinklers. In rack sprinklers not required.
- Elevator
- AC in office area; radiant tube heat in warehouses.
- New LED Lighting

Clear span warehouse 23 feet high. 67.5' x 90' bays.

OFFICE PHOTOS



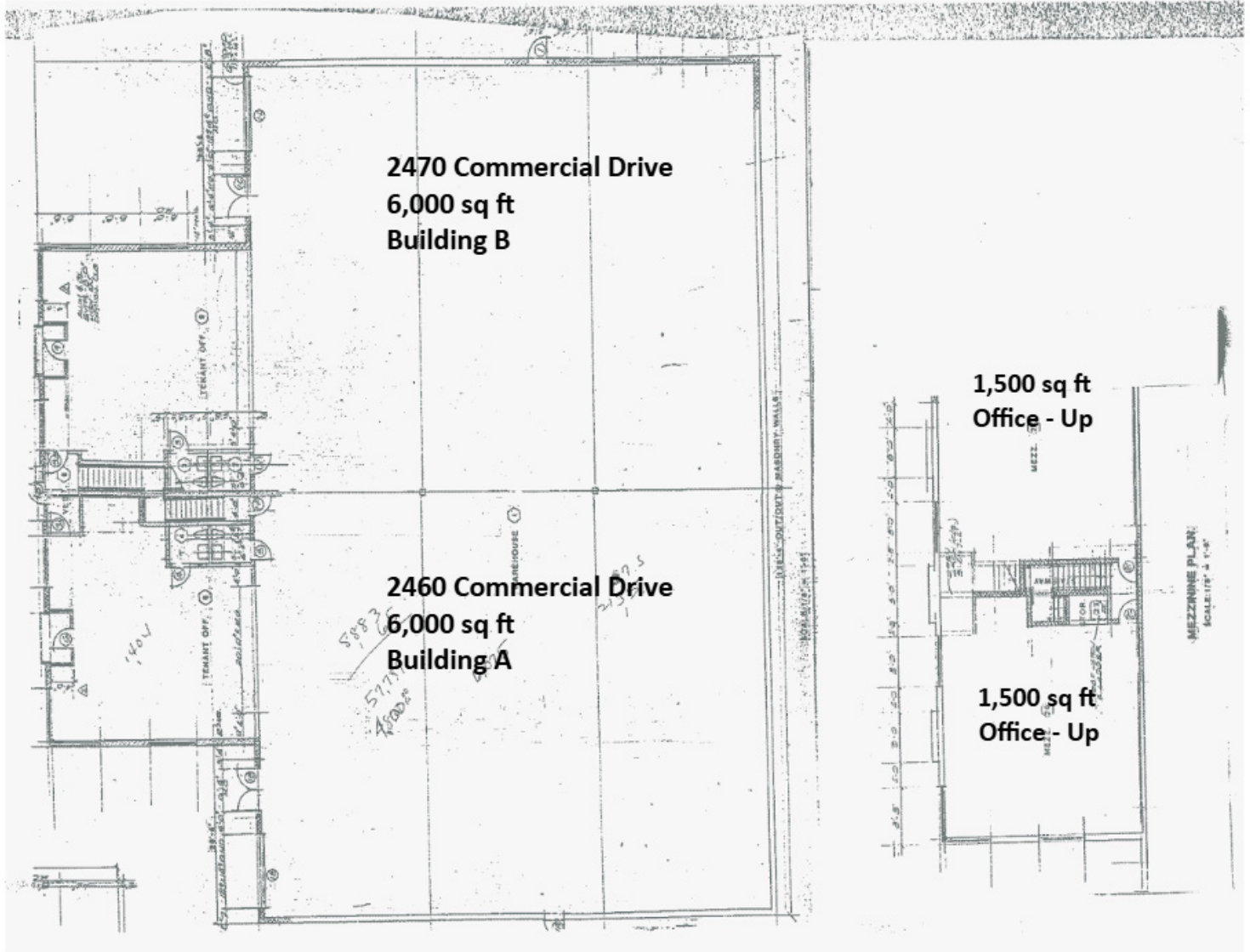
# WAREHOUSE PHOTOS



# PARKING LOT PHOTOS



# LAYOUT



# IMMEDIATE OCCUPANCY!!

Lease option available

**\*\*\*PREFER TO LEASE ENTIRE 18,000 SQ FT BUILDING TO SINGLE TENANT, BUT TWO SEPARATE CONSIDERED\*\*\***

- Long and short term lease considered
- NNN
- Built to suit considered
- Will consider leasing to two tenant
  - 2460 - 4500 sq ft office, 6000 sq ft warehouse
  - 2470 - 1500 sq ft office, 6000 sq ft warehouse
- Landlord to alter for proper tenant with substantial security deposit.

**Building is not offered for SALE but may consider a higher than market offer. This site is more than that to someone.**

## I-75 Visibility Possible



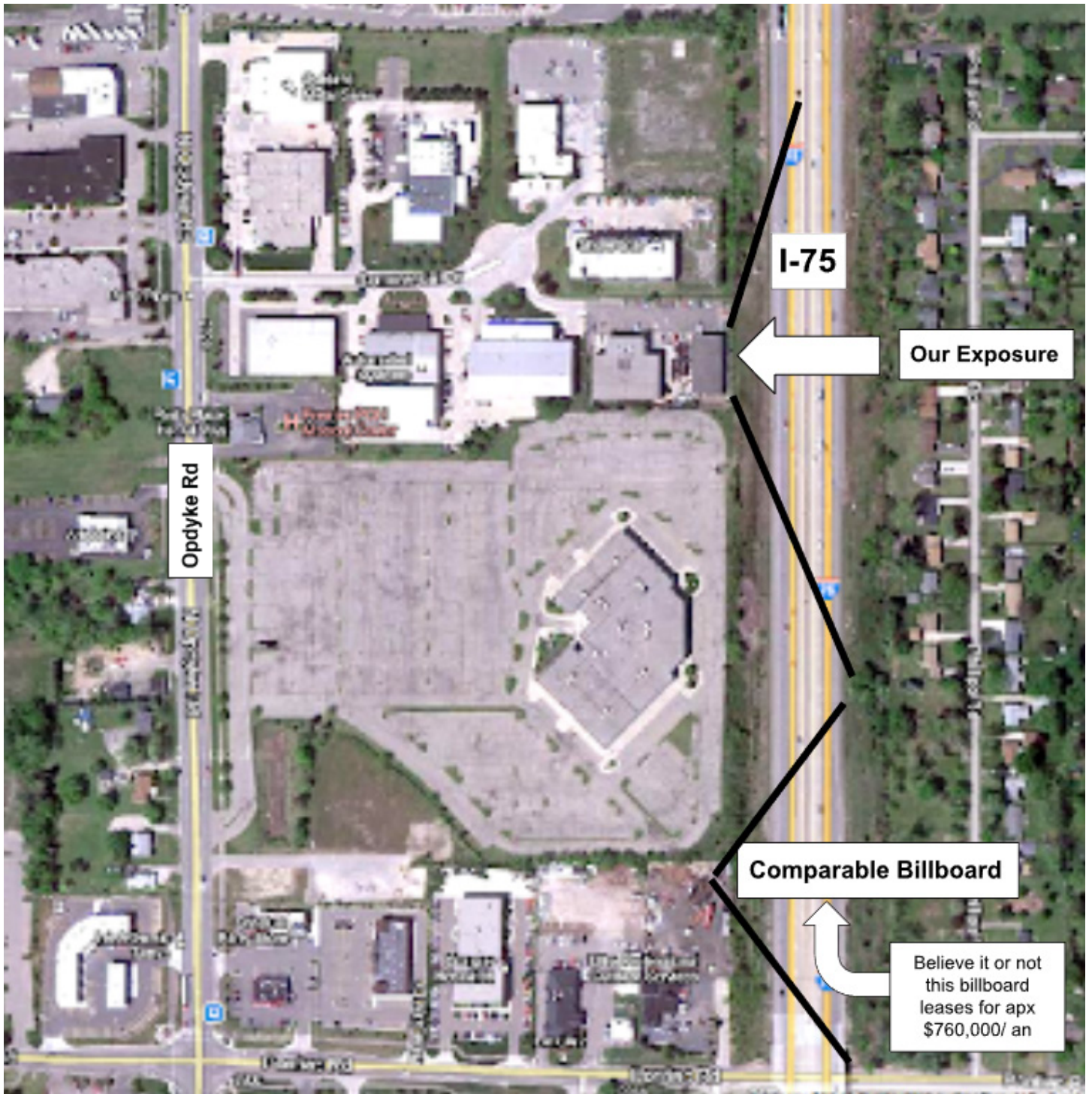
**Can be seen by going to:**

Google maps

Zip code 48326

On West Side of I-75 between Pontiac Road and Walton Blvd

## I-75 exposure available.



### **Very high traffic count.**

- 250,000 cars per day (AADT, annual average daily 2 way traffic MDOT)
  - 91 million/ year

## **THIS SITE HAS VERY HIGH VISIBILITY on I-75**

The visibility is valuable to someone. Maybe you...

It has 91 million cars/ an passing it on I-75.

Signage available.

-----for corporate identification or advertising-----

For comparison a digital billboard, apx 1,000 ft, rents out for \$3900 per 8 second flip per 4 weeks

There are 8 flips and 2 sides per 4 weeks, thus 13 months a year.

Thus, the billboard is somewhat comparable visibility, gross lease per year is \$760,000/an  
Signage on 26' high pole sign & the I-75 facing building available all sides, continually lighted.

Signage is over and above base lease and a separate contract

Is it worth \$X/ mo, \$Y/ mo, \$Z/ mo or nothing to your company???

## Traffic Counts

MDot

Location ID	63-0166	MPO ID	66568
Type	SPOT	HPMS ID	
On NHS	Yes	On HPMS	No
LRS ID	0647308	LRS Loc Pt.	21.0237615
SF Group	Urban Rural (2025) ▶	Route Type	IS Rte
AF Group	South (2025) ▶	Route	075
GF Group	Urban Rural (2025) ▶	Active	Yes
Class Dist Grp	0_075_020 (2025) ▶	Category	Primary
Seas Clss Grp			
WIM Group			
QC Group	Default		
Funct'l Class	(1) Interstate	Milepost	
Located On	I-75		
Loc On Alias	Walter P Chrysler		
	0.5 MILE NORTH OF UNIVERSITY DR.		
			More Detail ▶

STATION DATA

Directions: ?

AADT ?

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2024	125,408 <sup>3</sup>		10	55	117,758 (94%)	7,650 (6%)	Grown from 2023
2023	123,070 <sup>8</sup>		10	55	115,563 (94%)	7,507 (6%)	
2022	110,926 <sup>8</sup>		10	55	104,160 (94%)	6,766 (6%)	
2021	84,240 <sup>8</sup>		10	55	79,102 (94%)	5,138 (6%)	
2020	85,970 <sup>8</sup>		10	55	81,414 (95%)	4,556 (5%)	

### MDOT public traffic

This is the traffic court for mile 79.5 Southbound on I-75. This is almost in front of our property and all traffic that goes by I-75 goes by our location.

This is AVERAGE (adjusted) Daily total of cars southbound. This appx. 250,800 total in both directions. Equal 91 million per AN

[www.2460-2470commercialdrive.com](http://www.2460-2470commercialdrive.com)  
(248) 789-3803

# I-75 Exposure

**91 million cars/ yr!!**