

HIGH EXPOSURE I-75

Corporate Identity

AUBURN HILLS,
91 MILLION CARS PER YEAR!

High-exposure site on I-75 across from Chrysler.
If this exposure is of value to you, we have your site.

A 18,000 sq ft Light Industrial

Signage

Signage and/or pole sign on I-75 available. Signage is valuable to some and is an extra charge over and above square footage.

Permits in Place

A legal, fenced outside storage yard, approx. 9,000 sq ft is also available.

Leasing. Brokers Protected.

Signature Real Estate (www.signatureassociates.com)



Signage Contact Lanlord

John R. Finn

E-Mail: jackfinnpp@yahoo.com

248-789-3803

This site has **“Top of Mind”** exposure to the right tenant.

This site has exposure to the Auto Industry. Chrysler and the like. There are many Tier 1 and Tier 2 companies who have built facilities in this stretch of highway.

They must see the exposure of value, do you?

Within a mile of this site facing I-75 are

-Chrysler

-Bayer

-GKN

-Faurecia



-Joyson



-Henniges



-Martinrea



**-Borg
Warner**



Local Businesses

Are you a local business who spends a fortune on TV and billboards trying to establish

Top of Mind

If when someone woke up and wanted a -

Home A/C Unit

Play swingset for the kids

Building addition

Roto Rooting

Concrete Leveling

Tree cut down

Floor sanding

New roof

If this person called you first and did not get six bids from the internet, would your profit per job be higher?

Who wants to work just to out bid the other guy?

The building is 18,000 sq ft, 23 ft clear span with two over head doors.

If signage on I-75 is not of value to you (and you are willing to pay for it) this is not your next home.



What is Signage at this location worth?

Who Knows!

But approx 1,000 feet south of us stands a Multi Colored Flipable Billboard.



It has six flashes per minute, I have been told this PARTICULAR BILLBOARD at this PARTICULAR LOCATION costs \$6,000 per flash per month. That is $\$6,000 \times 6 \times 2 \text{ sides} = \$72,000$ per month. Accurate, who knows? Billboards are cheaper elsewhere but this is not elsewhere. If it's \$8,000 or \$4,000 or \$2,000 per flip it's real money. Certainly the exposure is worth something. The present tenant is not using it to its max.

The previous tenant, Recycled Bugs Inc. Parts Place for all Volkswagens considered it a major part of his \$600,000 annual advertising budget.

Build to Suit

Or remodel, repurpose to suit

The exterior signage, landscaping, lighting, maybe even architectural features could be altered enhanced etc. to create the desired image.

The height of the building could even be increased, who knows. It could be thought of as a clean palette in the right location.

2460-2470 Commercial Drive Auburn Hills, MI

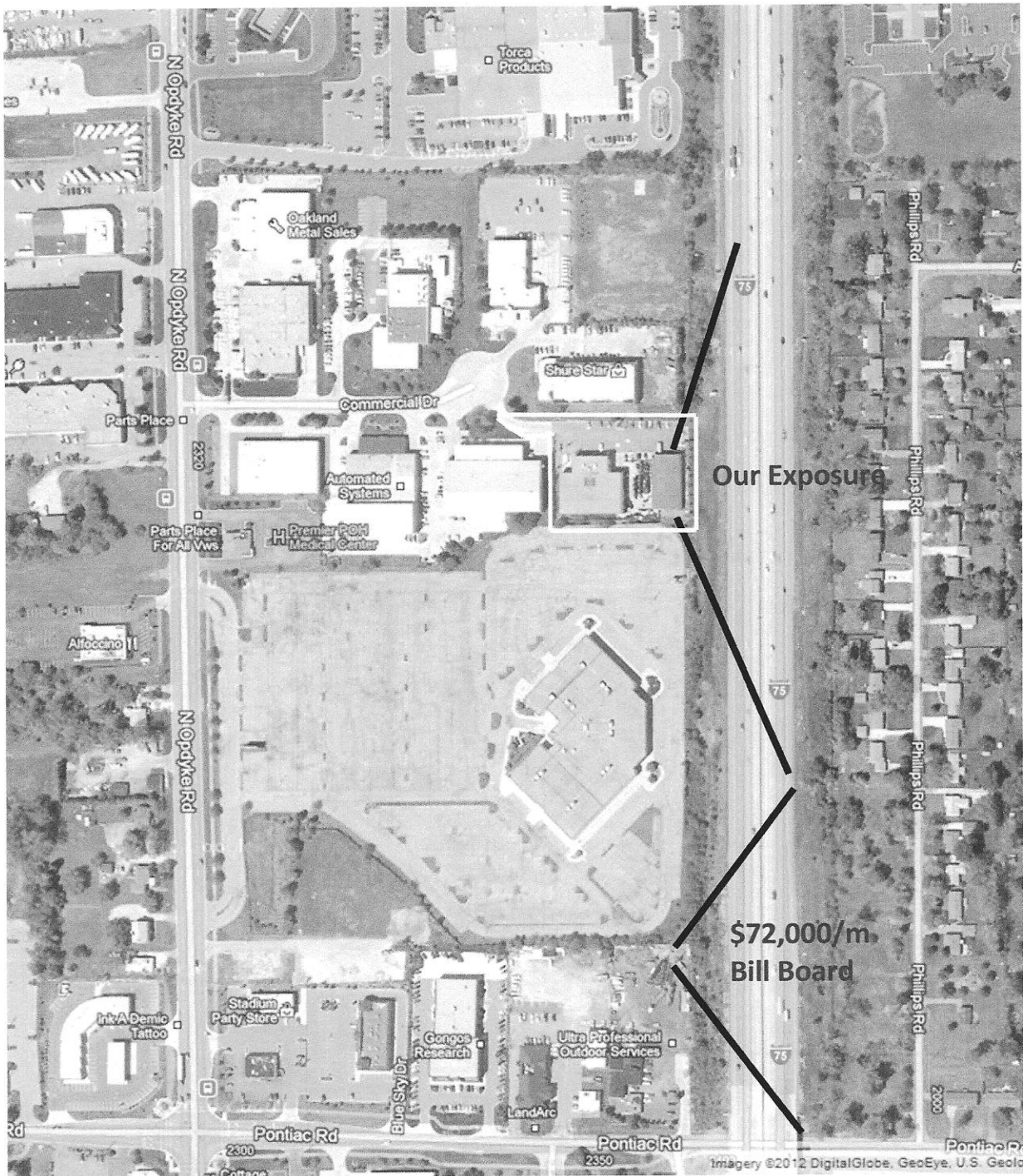


Highly Visible

91,000,000 Vehicles Per Year Exposure

Advertising Exposure

2460 / 2470 / 2500 Commercial Drive Auburn Hills, MI 48326



Exposure to I-7591,000,000 cars per year
also shown is billboard that rents for \$72,000/ per month
6 flips per side, two sides, \$6,000 per month per flip

Can be seen on Google Maps Street View of I 75 in Auburn Hills, MI



These pictures do really show how great the I-75 exposure actually is



What the building looks like today

