

12639 SILVER LAKE ROAD - BLDG. A

Brighton, MI 48116



FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

MARK SCHAFER

Vice President

mschafer@thomasduke.com

OFFERING SUMMARY: 12639 Silver Lake Road | Brighton, MI 48116



PROPERTY OVERVIEW

5,000 sq. ft. steel building built in 1999 with heated office area. Many possibilities!

OFFERING SUMMARY

Lease Rate: \$11.00 SF/yr (NNN)
Building Size: 5,000 SF
Available SF: 5,000 SF
Year Built: 1999
Zoning: LI Industrial Commercial

PROPERTY HIGHLIGHTS

- Freestanding Industrial Building.
- 2 - 14 x 16 Overhead Doors
- 14' Ceiling Height
- Proposed Building B - 6,960 SF - Coming 2026 (Contact Agent for Details).
- Small house on the property to be demolished in 2026.

BUILDING/PROPERTY INFORMATION: 12639 Silver Lake Road | Brighton, MI 48116

BUILDING INFORMATION

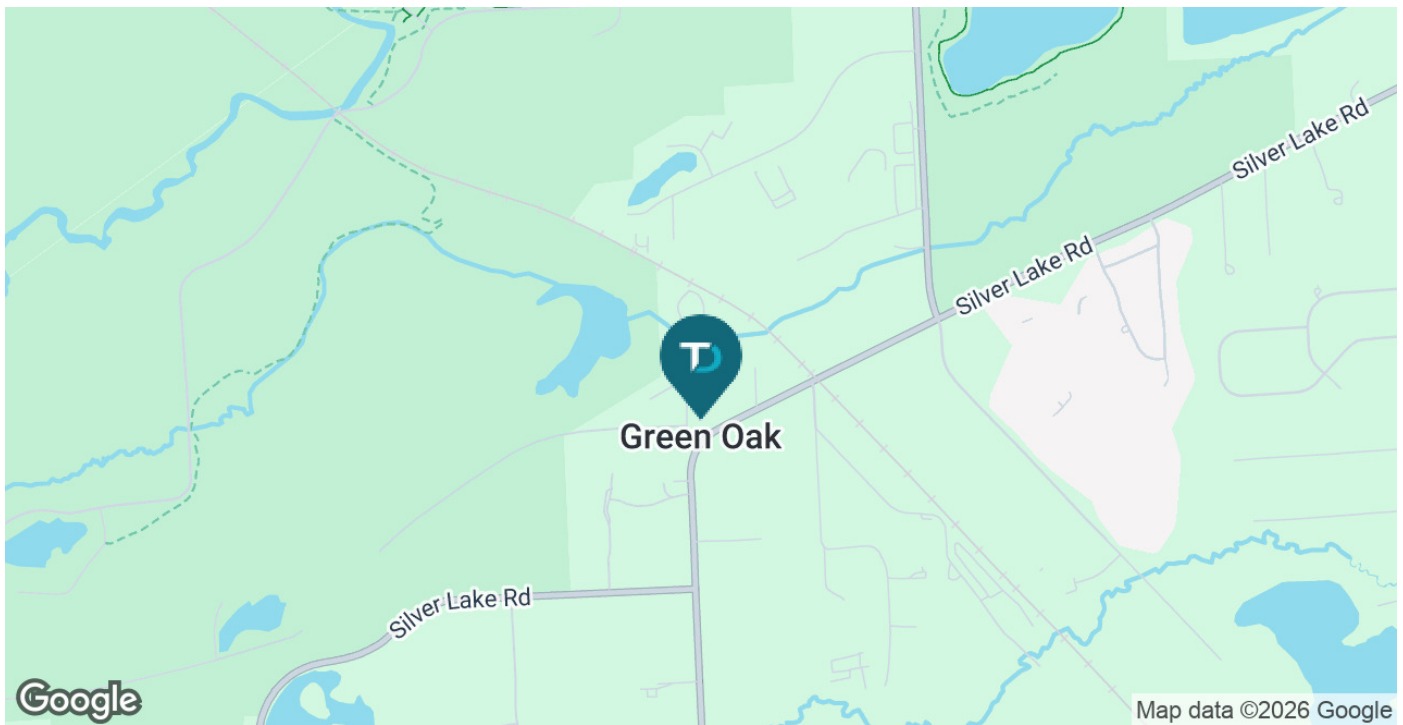
Lease Rate:	\$11.00/SF, NNN
Building Size:	5,000 SF
Year Built:	1999
Number of Floors:	1
Utilities:	Municipal Water & Sanitary Sewer
Parking Spaces:	20

PROPERTY INFORMATION

Lot Size:	2.8 Acres
Property Type:	Industrial
Property Subtype:	Flex Space
Zoning	LI Industrial Commercial
2024 Traffic Count:	Silver Lake Road = 4,289
APN:	16-11-400-041

LOCATION INFORMATION

Located on the north side of Silver Lake Road, west of Kensington Road.



LEASE SPACES: 12639 Silver Lake Road | Brighton, MI 48116



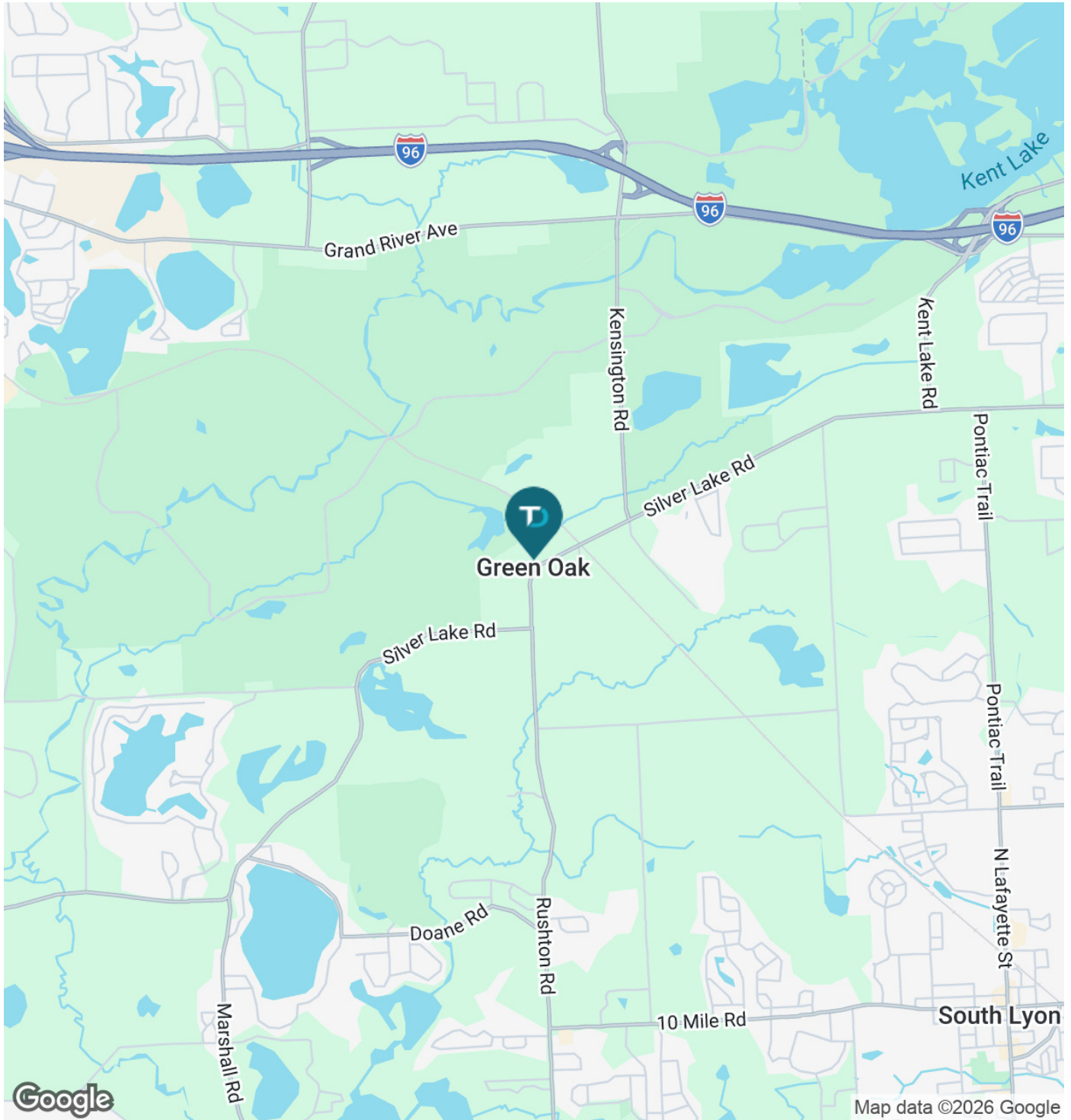
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,000 & 6,960 SF	Lease Rate:	\$11 - \$12 SF/yr

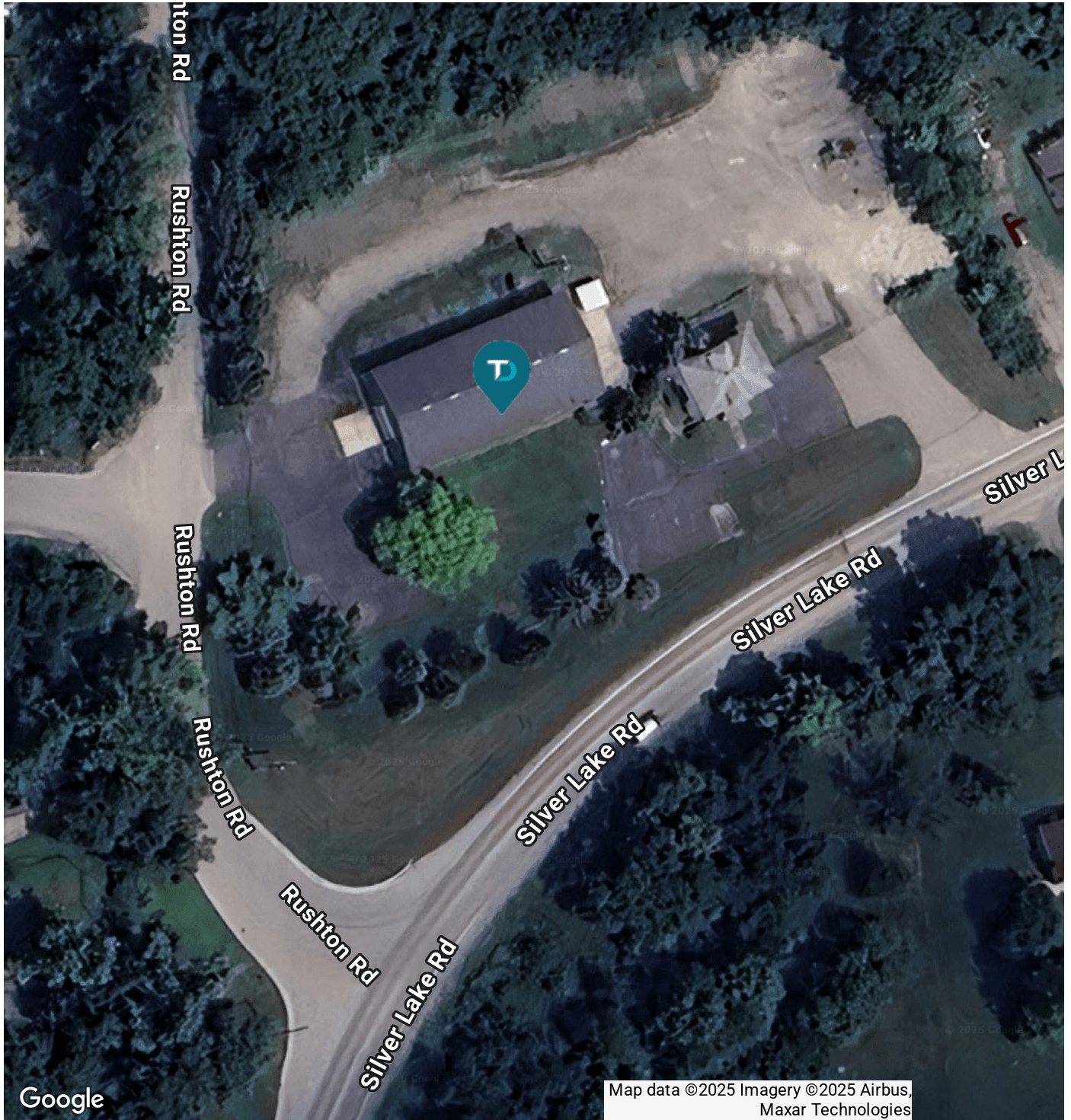
AVAILABLE SPACES

BLDG	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
A	Available	5,000 SF	NNN	\$11.00 SF/yr	-
B	Available	6,960 SF	NNN	\$12.00 SF/yr	Coming 2026

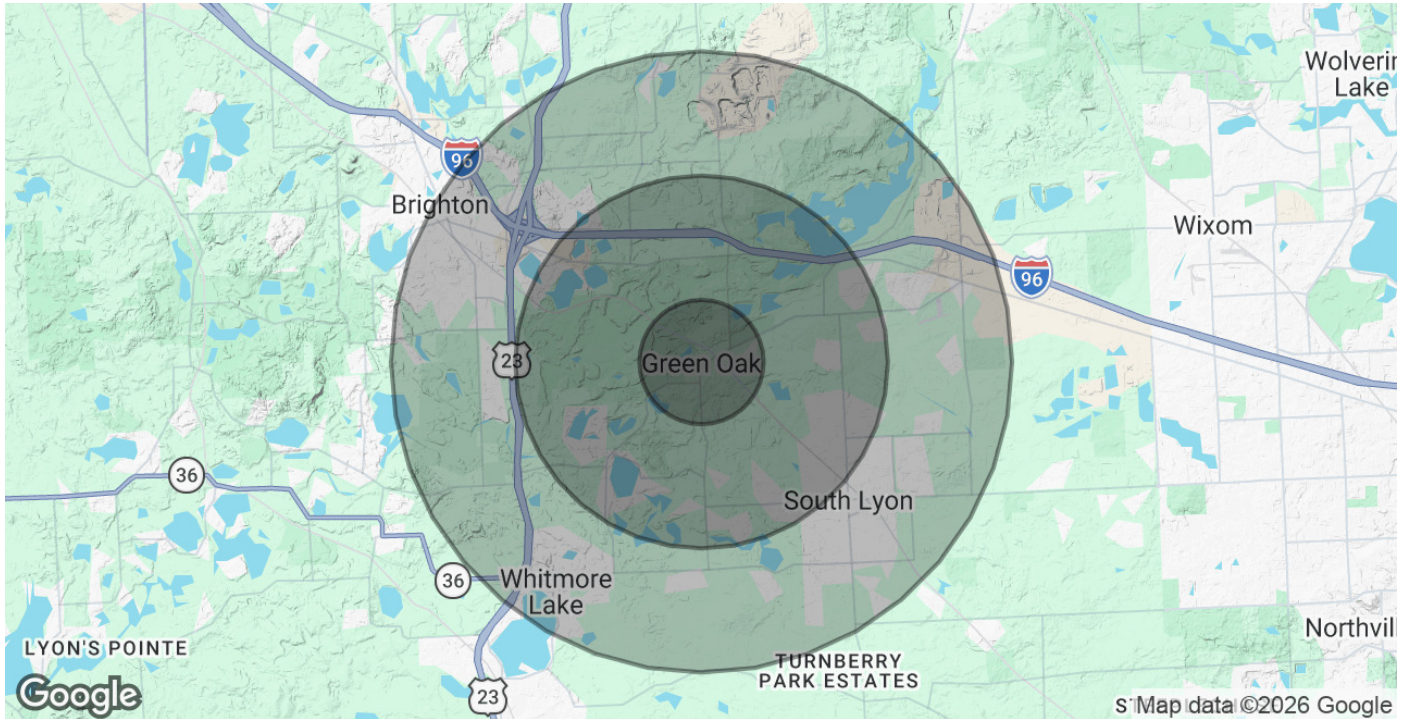
LOCATION MAP: 12639 Silver Lake Road | Brighton, MI 48116



AERIAL MAP: 12639 Silver Lake Road | Brighton, MI 48116



DEMOGRAPHICS MAP & REPORT: 12639 Silver Lake Road | Brighton, MI 48116



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	336	17,723	63,247
Average Age	44	44	42
Average Age (Male)	43	43	41
Average Age (Female)	44	45	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	124	7,093	24,942
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$146,756	\$148,578	\$143,468
Average House Value	\$421,709	\$412,923	\$397,339

2020 American Community Survey (ACS)