NOW LEASING

2.47 Acres
University & Opdyke Rd

1451 N. Opdyke Rd, Auburn Hills, MI

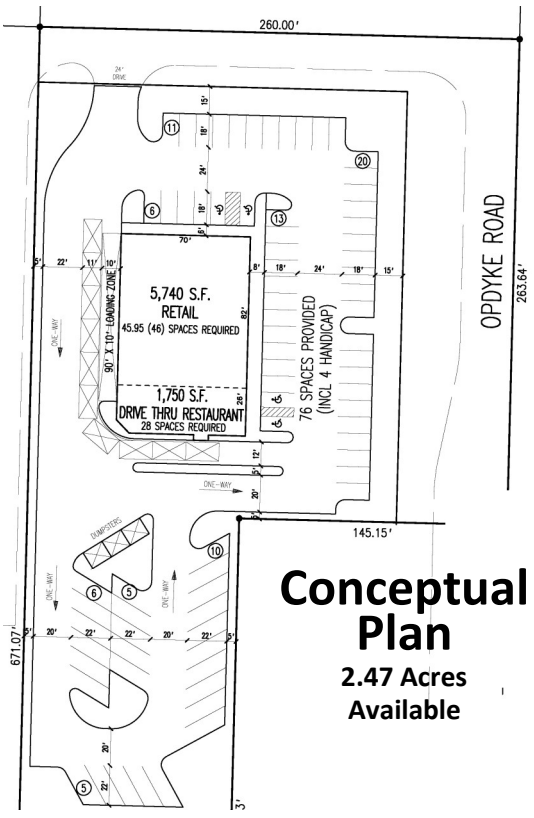
Within 1 mile of

amazon

New Fulfillment & Distribution Center

- Exceptional Frontage & Visibility
- 68,000 vpd University Dr & Opdyke
- Drive-Thru Potential
- Immediate Access to I-75
- 1,800 Hotel Rooms close by
- Near New Amazon Fulfillment Center, Chrysler Headquarters, The Palace, Oakland University, Baker College & Havenwyck Hospital

Demographics	1 Mile	3 Mile	5 Mile
Population	5,073	58,091	155,098
# Households	2,046	22,501	59,995
Average HH Income	$47,228	$61,788	$90,546



Conceptual Plan

2.47 Acres Available

Center Management

248.540.9999

www.Center360.net

info@center360.net

Center Management
248.540.9999
www.Center360.net
info@center360.net

NOW LEASING
2.47 Acres
1451 N. Opdyke Rd, Auburn Hills, MI

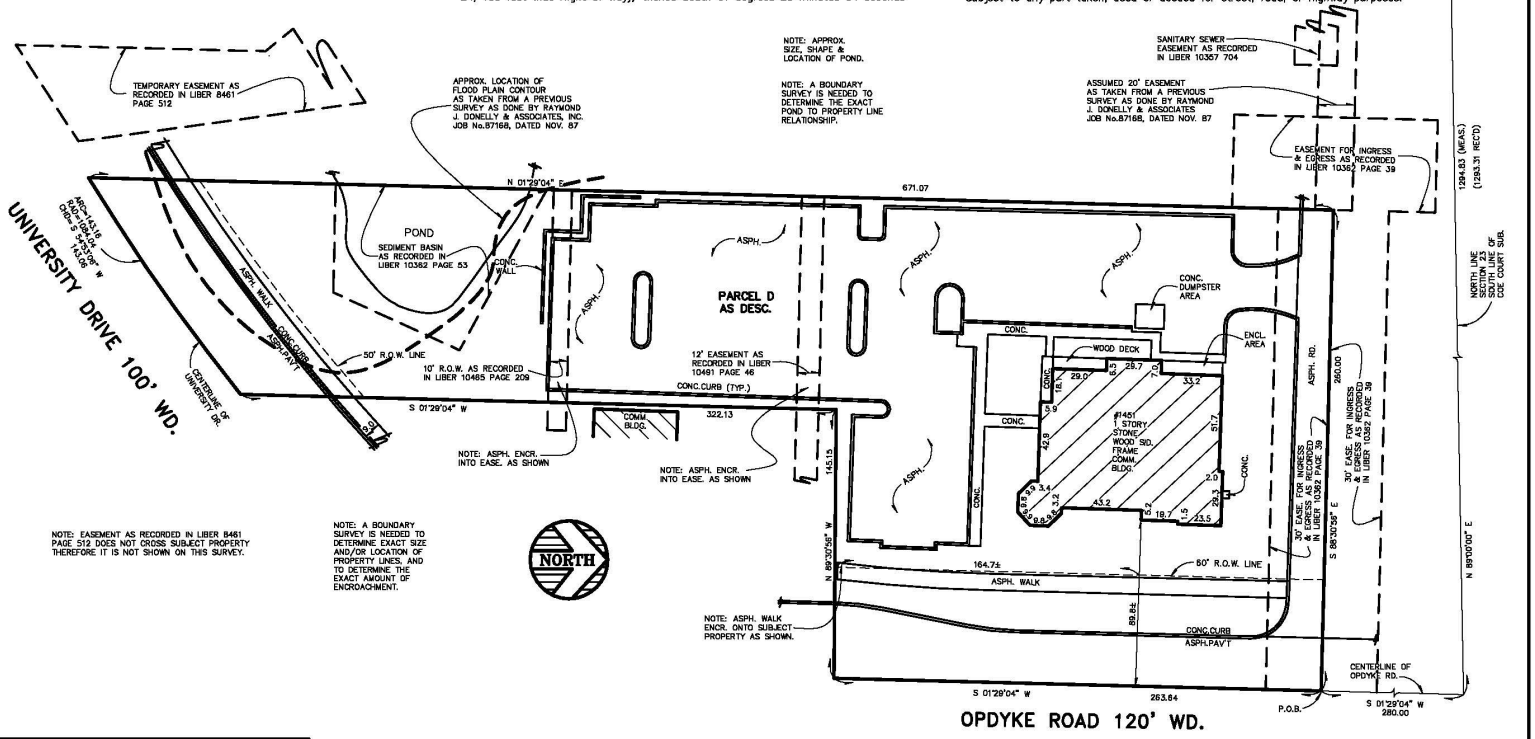
MORTGAGE SURVEY

Certified to: STERLING BANK, FIRST AMERICAN TITLE INSURANCE COMPANY, AND BUTZEL LONG

Applicant: GARY A. YEOMAN'S TRUST AND/OR GARY A. YEOMAN

Property Description:
Land situated in the City of Auburn Hills, Oakland County, Michigan, described as follows:
Part of the Northwest 1/4 of Section 23, Town 3 North, Range 10 East, City of Auburn Hills, Oakland County, Michigan, described as follows: Commencing at the West 1/4 corner of said Section 23, Town 3 North, Range 10 East; thence North 00 degrees 13 minutes 10 seconds East 2258.63 feet measured (recorded as 2258.92 feet) along the West line of Section 23 (also being the East line of ASSESSOR'S PLAT NO. 104, of part of the East 1/2 of Section 22, Town 3 North, Range 10 East, City of Pontiac, Oakland County, Michigan, according to the recorded plat thereof, as recorded in Plat Liber 48, Page 26 and 26A, Oakland County Records); thence continuing North 00 degrees 13 minutes 10 seconds East 378.30 feet measured (recorded as 380.08 feet), along the West line of Section 23 to the Northwest corner of said Section 23 (corner falls in Galloway Lake); thence North 89 degrees 00 minutes 00 seconds East 1294.83 feet measured (recorded as 1293.31 feet) along the North line of Section 23 (also being the South line of COE COURT, a Subdivision of part of the Southwest 1/4 of the Southwest 1/4 of Section 14, Town 3 North, Range 10 East, Pontiac Township, Oakland County, Michigan, according to the recorded plat thereof, as recorded in Plat Liber 68, Page 12, Oakland County Records) to a Point in the centerline of Opdyke Road (M-24, 100 feet wide Right of Way); thence South 01 degrees 29 minutes 04 seconds East 671.07 feet; thence South 88 degrees 30 minutes 56 seconds East 260.00 feet to the Point of Beginning.

EASEMENT PARCEL:
Those certain Easements, as set forth in Declaration of Reciprocal Easements for Storm Water Drainage and Retention; and ingress, egress and utilities recorded in Liber 10362, pages 53 and 39, respectively.
Note: The property description is as furnished by client.
Subject to any part taken, used or deeded for street, road, or highway purposes.



KEM-TEC
LAND SURVEYORS
22556 Gratiot Avenue
Eastpointe, MI 48021-2319
(586) 775-2222
FAX: (586) 772-4048

KEM-TEC WEST
LAND SURVEYORS
800 E. STADIUM
Ann Arbor, MI 48104-4355
(734) 994-0888 • (800) 495-8133
FAX: (734) 994-0857

PREPARED FOR: STERLING BANK

DATE: 10-01-04	JOB #: 04-33458
SCALE: 1"=40'	REV.: 10-20-04 (ADDED EASEMENTS)
DRW. BY: J.V.	REV.:

THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

WE HEREBY CERTIFY that we have made a mortgage survey of the property herein described and that the buildings and improvements are located as shown and that there are no visible encroachments upon said property unless noted and shown. NOTE: This survey is for MORTGAGE purposes only and no property corners were set. Do not use for establishing fence or building lines.
Certified to all Title Companies.

SHANE P. AZBELL P.S. 46724