

AVAILABLE – FOR LEASE or SALE

Baldwin Howard Industrial Complex
60 Baldwin Ave, Pontiac, MI 48342



HIGHLIGHTS:

- 8 interior truck wells
- 5 grade level overhead doors
- 16+ ft clear heights
- Fully sprinkled building
- Security alarm with cameras
- Forklift hi/lo service available
- Onsite management
- Central location for regional hub
- Quick access to M-59, Woodward, I-75, and Dixie Hwy
- Adjacent 2 +/- AC available
- Climate controlled

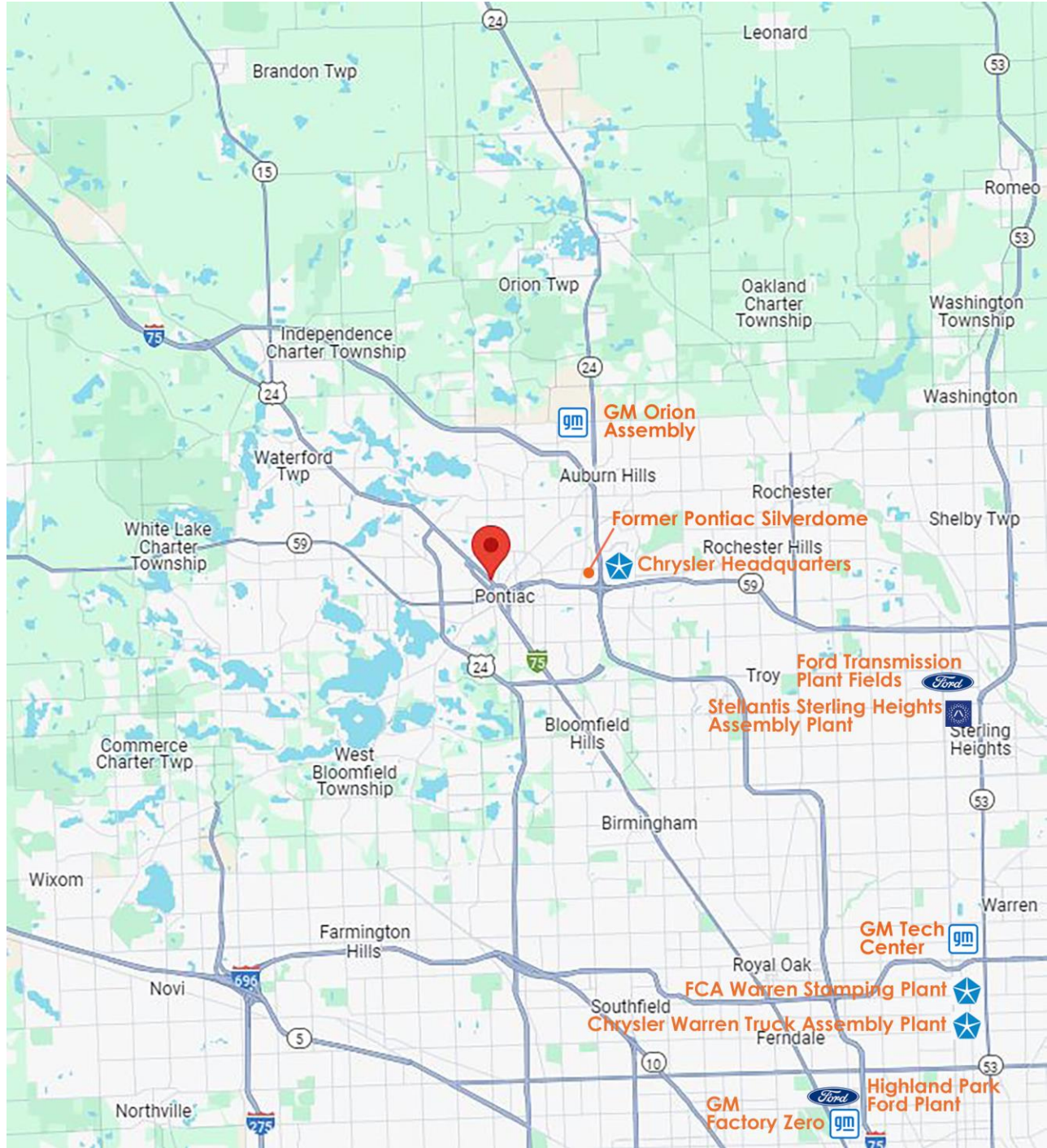
DETAILS:

TOTAL BUILDING SIZE	350,000 SF
AVAILABLE	5,000 - 120,000 SF
GROSS RENTAL RATE	5.50/SF – 7.50/SF
SALE PRICE	Inquire with agent

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LOCATION



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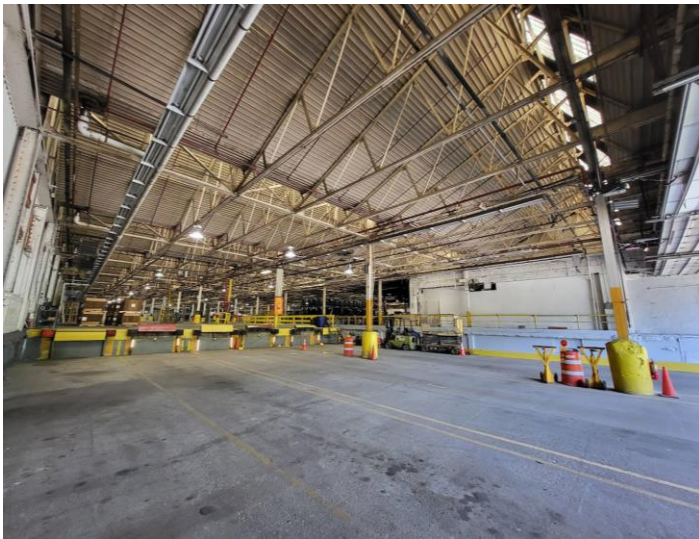
AERIAL



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INTERIOR PHOTOS – MAIN FLOOR (170,000 SF)



JOSH ZEID 248.496.0768 jzeid@sbre1.com



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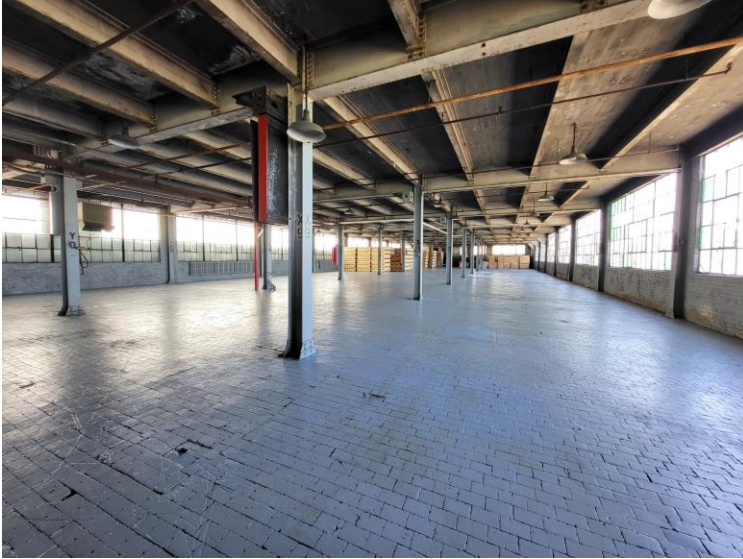
INTERIOR PHOTOS – OFFICE SPACE (20,500 SF)



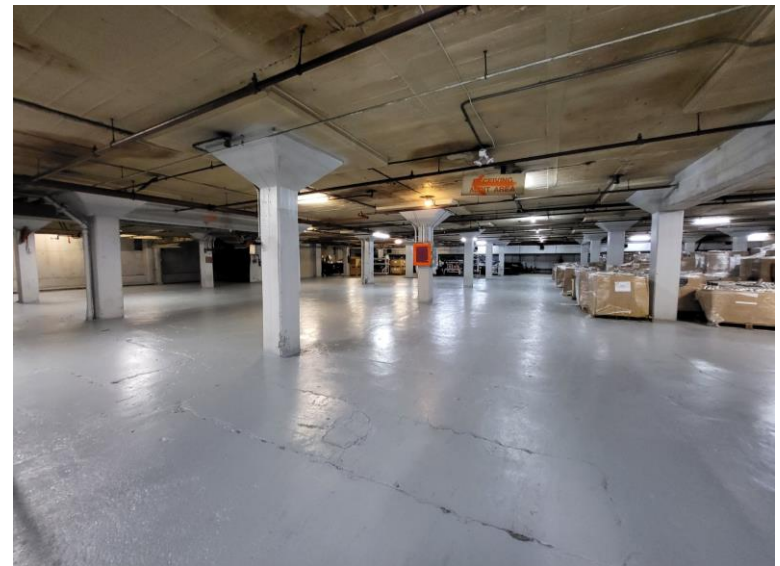
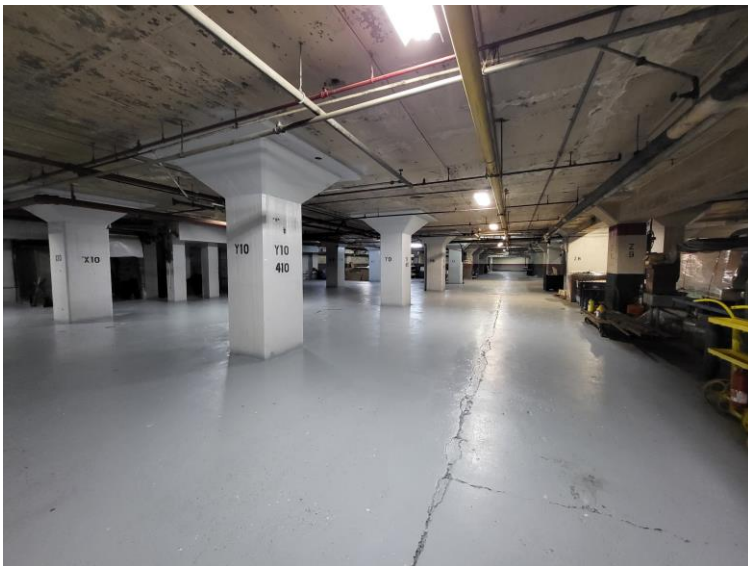
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INTERIOR PHOTOS – 2ND & 3RD FLOORS (22,000 SF each)



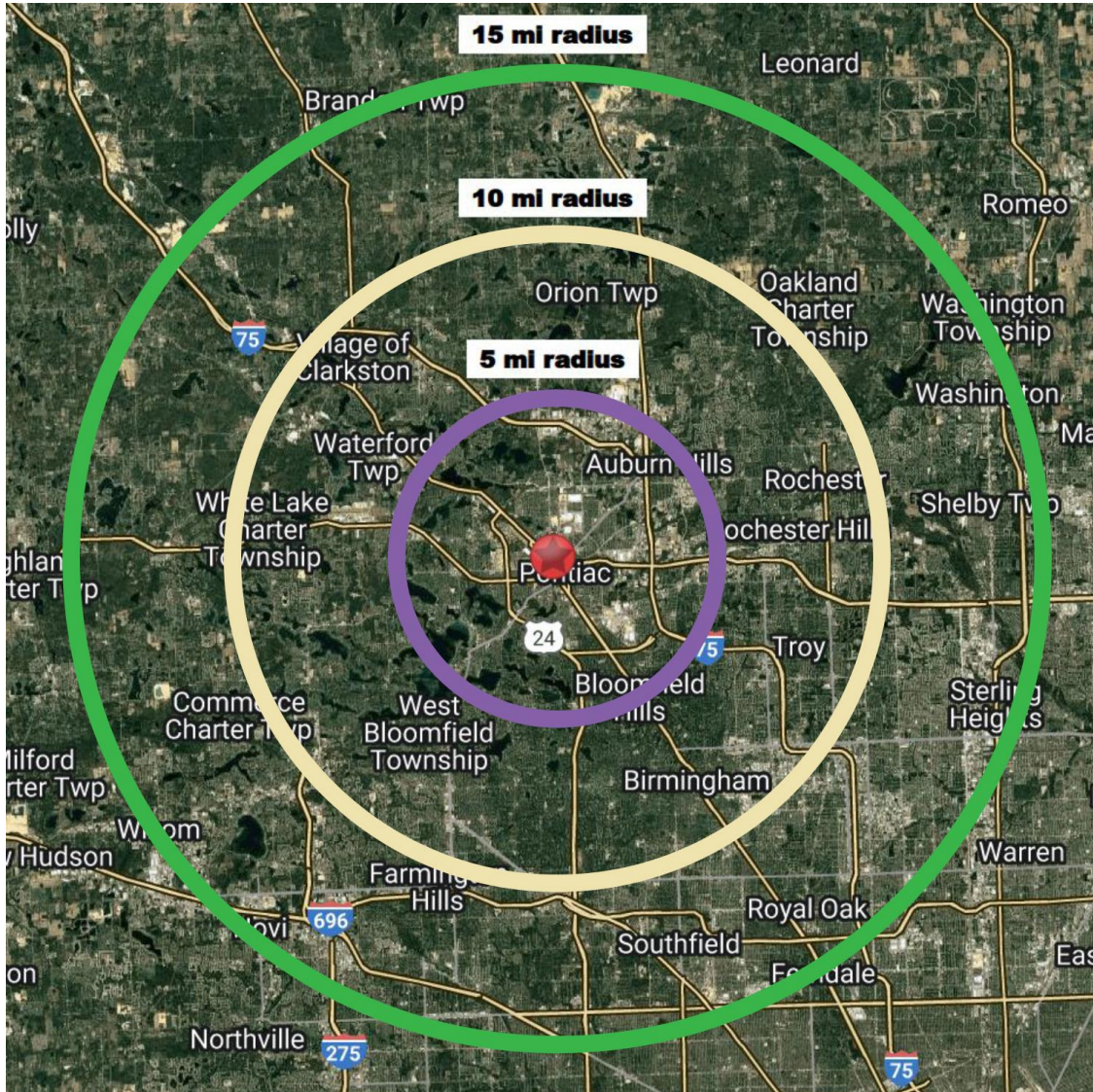
INTERIOR PHOTOS – LOWER LEVEL (100,000 SF)



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DEMOGRAPHICS



Area Demographics	5 Miles	10 Miles	15 Miles
Est Population (2024)	160,073	577,445	1,294,102
Average HH Income	\$111,418	\$157,108	\$135,330
Households	67,386	235,509	543,989
Median Age	39.0	42.2	41.6

Area Demographics	5 Miles	10 Miles	15 Miles
Total Businesses	7,372	29,556	62,906
Daytime Population	131,126	379,242	783,980