SIGNATURE ASSOCIATES
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Hi-Tech For Sale or Lease

Property Name:

Location:	2917 Waterview Drive
City, State:	Rochester Hills, MI
Cross Streets:	Adams Rd./Auburn Rd.
County:	Oakland
Zoning:	Lt. Industrial

BUILDING SIZE / AVAILABILITY

		Building Type:	Built		**Mezzanine:**	N/A
Total Building Sq. Ft.:	17,420	**Available Shop Sq. Ft.:**	4,500		**Office Dim:**	N/A
Available Sq. Ft.:	17,420	**Available Office Sq. Ft.:**	12,920		**Shop Dim:**	60 x 75

PROPERTY INFORMATION

		Freestanding:	Yes		**Year Built:**	1990 (Retrofit: 2016)
Clear Height:	16'6"	**Rail:**	No		**Sprinklers:**	Yes
Grade Level Door(s):	1: 12 x 14	**Security:**	Yes		**Signage:**	Yes
Truckwells or Docks:	0	**Interior:**	N/A		**Exterior:**	N/A
Exterior Construction:	Brick/Block	**Lighting:**	Fluorescent		**Roof:**	N/A
Structural System:	Steel	**Bay Sizes:**	N/A		**Floors:**	6" Reinforced
Air-Conditioning:	100%	**Restrooms:**	4		**Floor Drains:**	No
Heating:	HVAC	**Cranes:**	No		**Acreage:**	1.480
Availability:	Immediately	**Parking:**	59, +/-		**Land Dimensions:**	Irregular
Power (Amps/Volts):	1200 Amps, 480 Volts, Heavy					

PRICING INFORMATION

Lease Rate:	Monthly	**Mthly Rate:**	$12,992.42/mo		**Deposit:**	2 Months
Lease Type:	NNN	**Lease Term:**	5-10 Year(s)		**TD:**	N/A
Sale Price:	Contact Broker	**Taxes:**	$0.72/sf (2019)		**Parcel #:**	15-30-451-042
Imprv Allow:	N/A	**Options:**	N/A		**Assessor #:**	N/A
Tenant Responsibility:	Taxes, Insurance, & CAM					

COMMENTS

First class corporate image building completely renovated in 2016 with high-end finishes. Executive offices with private washroom, two glass entry points. Can be offered furnished or vacant. Currently 2,250 sq. ft. of shop with another 2,250 sq. ft. of shop that is carpeted. Excellent hi-tech building with direct access to M-59, seconds from I-75 and FCA World. Building has a generator.
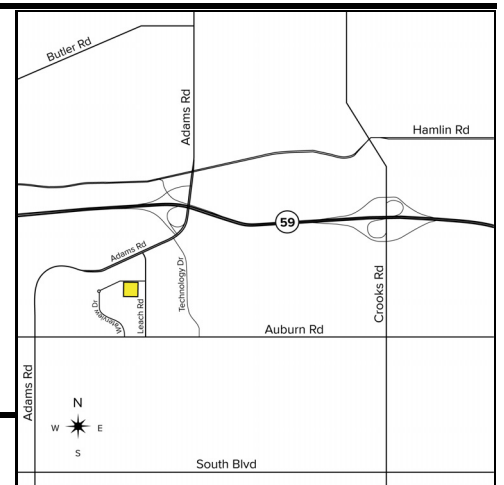
Broker: **SIGNATURE** ASSOCIATES

Agent(s):

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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.