



Industrial For Sale or Lease

Property Name:

Location: 1857 Enterprise Drive

City, State: Rochester Hills, MI

Cross Streets: M-59 & Crooks Rd.

County: Oakland

Zoning: Lt Industrial

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 27,000
Available Sq. Ft.: 27,000

Building Type: Built
Available Shop Sq. Ft.: 23,300
Available Office Sq. Ft.: 3,700

Mezzanine: N/A
Office Dim: N/A
Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 19'
Grade Level Door(s): 2: 12 x 14
Truckwells or Docks: 1
Exterior Construction: N/A
Structural System: N/A
Air-Conditioning: Office
Heating: Gas Forced Air
Availability: Immediately
Power (Amps/Volts): 1200 Amps, 480 Volts

Freestanding: Yes
Rail: No
Security: Yes
Interior: Yes
Lighting: T-5
Bay Sizes: 20'x40'
Restrooms: Yes
Cranes: Yes, (1) 5-Ton
Parking: 48

Year Built: 1986 (Retrofit: 2014)
Sprinklers: ESFR
Signage: Yes
Exterior: No
Roof: N/A
Floors: N/A
Floor Drains: No
Acreage: 1.628
Land Dimensions: 205 x 348

PRICING INFORMATION

Lease Rate: \$7.25
Lease Type: NNN
Sale Price: \$2,595,000 (\$96.11/sqft)
Imprv Allow: N/A

Mthly Rate: N/A
Lease Term: -
Taxes: \$24,808 (2020)
Options: N/A

Deposit: N/A
TD: N/A
Parcel #: 15-28-302-011
Assessor #: N/A

Tenant Responsibility: N/A

COMMENTS

- ESFR fire suppression
- Epoxy floor
- Fully painted
- Building completely updated in 2014
- New Roof 2015 - 15 year warranty
- Primary power possible
- Buss duct
- Previously set up for plastic injection molding
- (1) 5-Ton crane
- Underhook 13' 6"
- Truckwell



Broker: SIGNATURE ASSOCIATES

Agent(s):

John Boyd, (248) 948-0102, jboyd@signatureassociates.com
Paul Hoge, (248) 948-0103, paulhoge@signatureassociates.com
Kris Pawlowski, (248) 359-3801, kpawlowski@signatureassociates.com

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