



Hi-Tech For Sale or Lease

Property Name:

Location: 3701 W. Hamlin Road

City, State: Rochester Hills, MI

Cross Streets: M-59 & Adams Rd.

County: Oakland

Zoning: ORT

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 150,000

Available Sq. Ft.: 100,000 - 150,000

Building Type: Build-to-Suit

Available Shop Sq. Ft.: 100,000 - 150,000

Available Office Sq. Ft.: To Suit

Mezzanine: N/A

Office Dim: N/A

Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 14'

Grade Level Door(s): 0

Truckwells or Docks: 0

Exterior Construction: N/A

Structural System: Steel

Air-Conditioning: Yes

Heating: GFA

Availability: Coming 2022

Power (Amps/Volts): 2000 Amps, 480 Volts

Freestanding: Yes

Rail: No

Security: Yes

Interior: N/A

Lighting: LED

Bay Sizes: 50' x 50'

Restrooms: Yes

Cranes: Yes, Possible

Parking: 450

Year Built: 2020

Sprinklers: Yes

Signage: M-59

Exterior: N/A

Roof: Membrane

Floors: Reinf. Concrete

Floor Drains: Possible

Acreage: 9.000

Land Dimensions: Irregular

PRICING INFORMATION

Lease Rate: Contact Broker

Lease Type: NNN

Sale Price: Contact Broker

Imprv Allow: N/A

Tenant Responsibility: N/A

Mthly Rate: Contact Broker

Lease Term: 10 Year(s)

Taxes: N/A

Options: N/A

Deposit: TBD

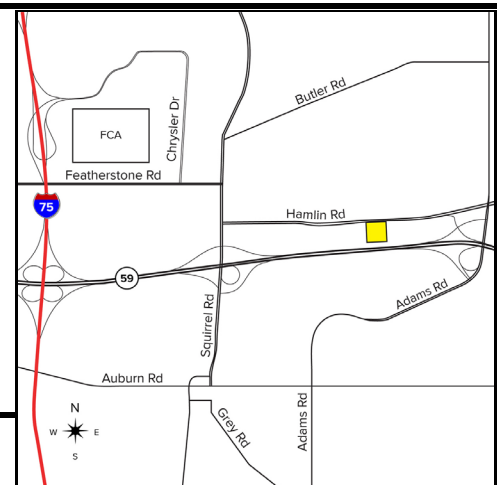
TD: N/A

Parcel #: 15-30-103-004

Assessor #: N/A

COMMENTS

Prominent M-59 frontage. Ideal for corporate headquarters technology lab or engineering. Join Volkswagen, BorgWarner, Trico Products, Molex, and many more. Includes 125 covered parking spaces. Grade level doors and truckwells/dock are to suit. 50% tax abatement up to 12 years possible.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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