



**UNIVERSITY TECHNOLOGY PARK | MARKETING BOOK**  
3851 - 3985 W HAMLIN ROAD | ROCHESTER HILLS, MICHIGAN 48326

**PRESENTED BY:**  
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**PROPERTY DETAILS**

- Ideal Corporate Headquarters located in the heart of the Auburn Hills Automotive groups
- Highway signage available with visibility on M-59
- High-Tech Office and Research facility with open floorplates
- 20' clear height in high-tech lab and shop areas
- 4 overhead doors in place; two (2) truck wells in shop area
- Fenced and secured parking area with 3.6/1000 parking ratio
- Quick and easy access to I-75 and M-59
- Corporate Neighbors: Volkswagen, Comerica, Chrysler, BorgWarner, FANUC, and many more
- Zoned T&R (Technology & Research) for maximum flexibility

# Buildings	2
Combined Building SF	± 130,060 SF
Max. Contiguous	± 53,871 SF
Zoning	T&R - Technology and Research
Lab Ceiling Heights	20'
# Overhead Doors	4
# Truck Wells	2
Parking Ratio	3.6/1000
# Gated Parking Spaces	17



# UNIVERSITY TECHNOLOGY PARK LOCATION OVERVIEW

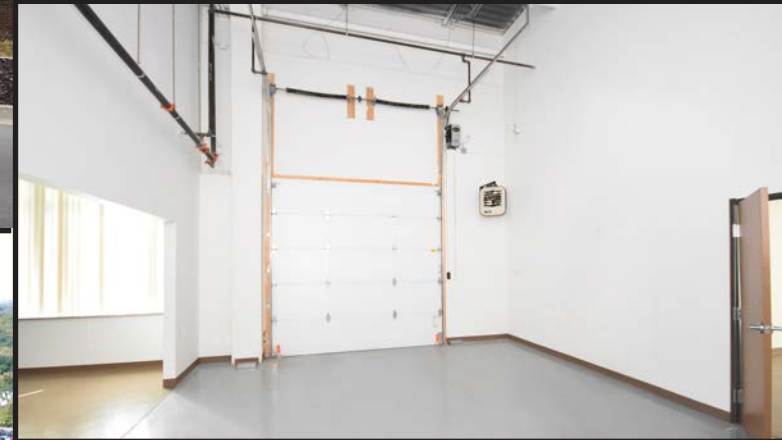




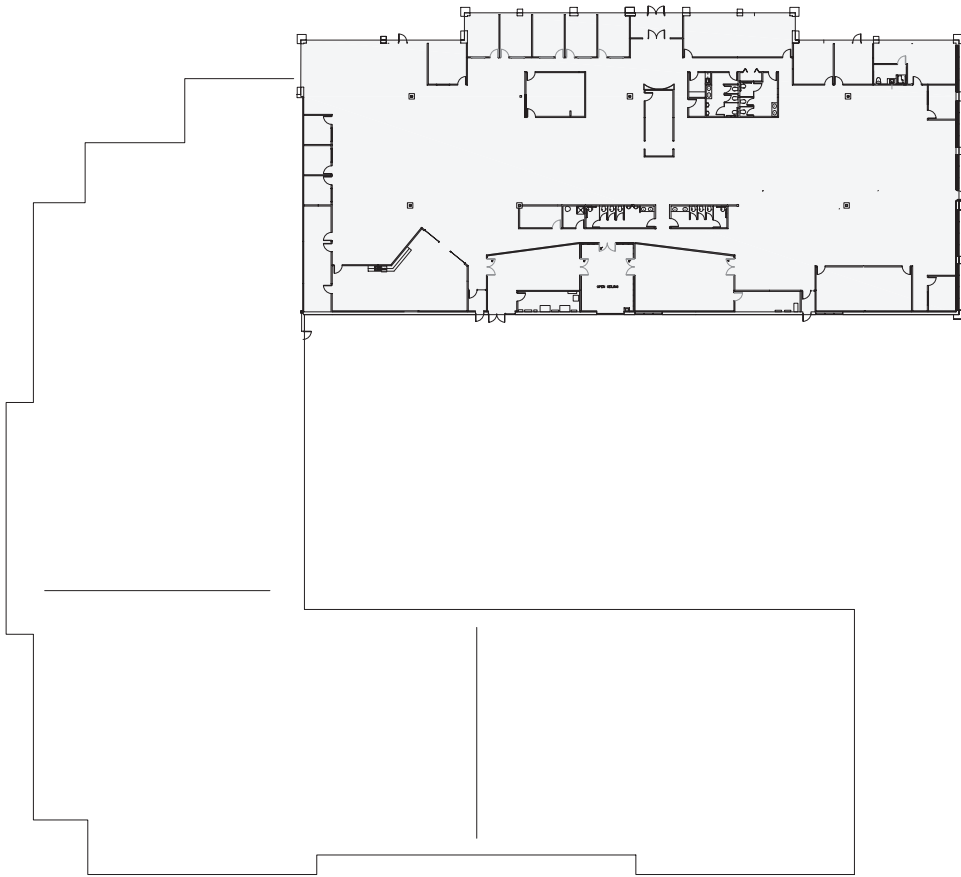
**PROMINENT BUILDING SIGNAGE ALONG M-59 | ±92,500 CARS PER DAY**



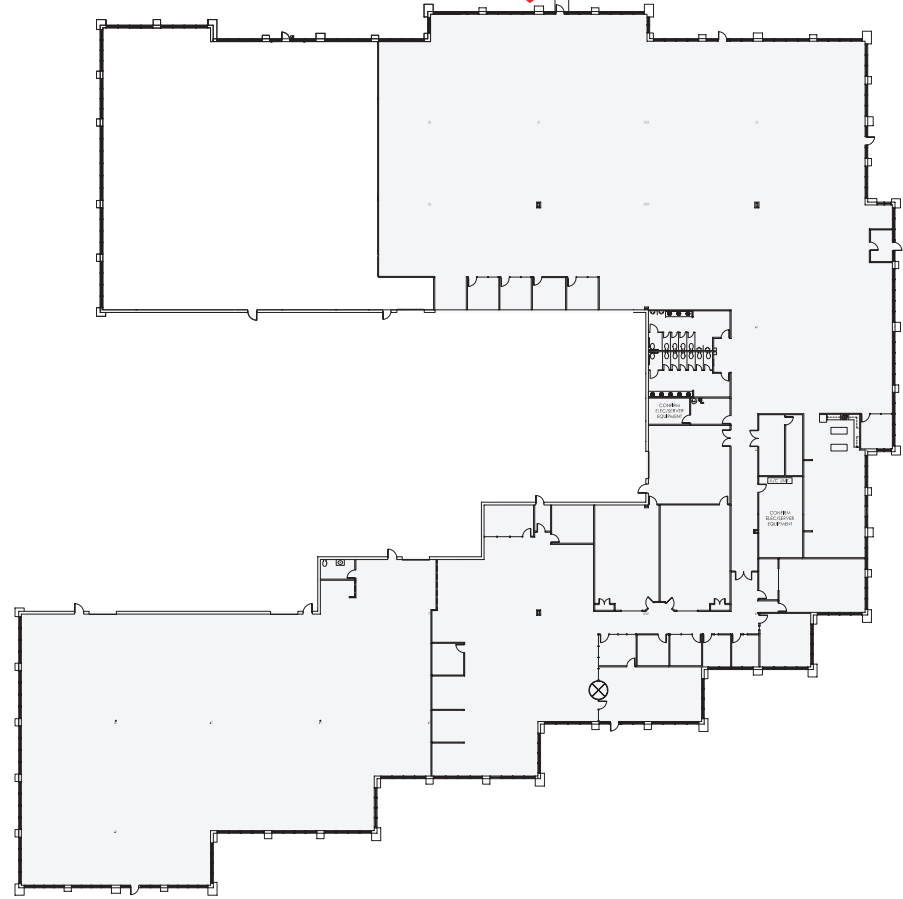




**AVAILABLE - #3903  
25,436 SF**



**AVAILABLE - #3851  
39,667 SF**



**AVAILABLE - #3851  
SHOP SPACE  
14,204 SF**