

FOR SALE OR LEASE

BUILD-TO-SUIT 100,000-150,000 SF

IDEAL CORPORATE HEADQUARTERS/
TECHNOLOGY & RESEARCH FACILITY



ROCHESTER HILLS, MI

3701 W. HAMLIN RD

For more information, please contact:

GARY STEPHENS

(248) 948 0104 | gstephens@signatureassociates.com



PROPERTY OVERVIEW

- Ideal for corporate headquarters, technology lab or engineering
- 100,000-150,000 total square feet
- Office-to-suit
- Zoned ORT
- 9 acre site
- 450 parking spaces, including 125 covered parking spaces
- Prominent M-59 frontage
- Great access to M-59 and I-75
- 14' clear height
- Experienced Rochester Hills development team
- 50% tax abatement up to 12 years possible



*Renderings Subject to Change

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	4,332	\$93,684
3 MILE	54,308	\$84,468
5 MILE	172,240	\$87,862

TRAFFIC COUNTS (TWO-WAY)

106,178	M-59 E. of Adams Rd.	108,628	M-59 W. of Adams Rd.
21,282	Hamlin Rd. W. of Adams Rd.	17,605	Hamlin Rd. E. of Adams Rd.
20,678	Adams Rd. N. of Hamlin Rd.	20,224	Adams Rd. S. of Hamlin Rd.

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SITE PLAN



M-59

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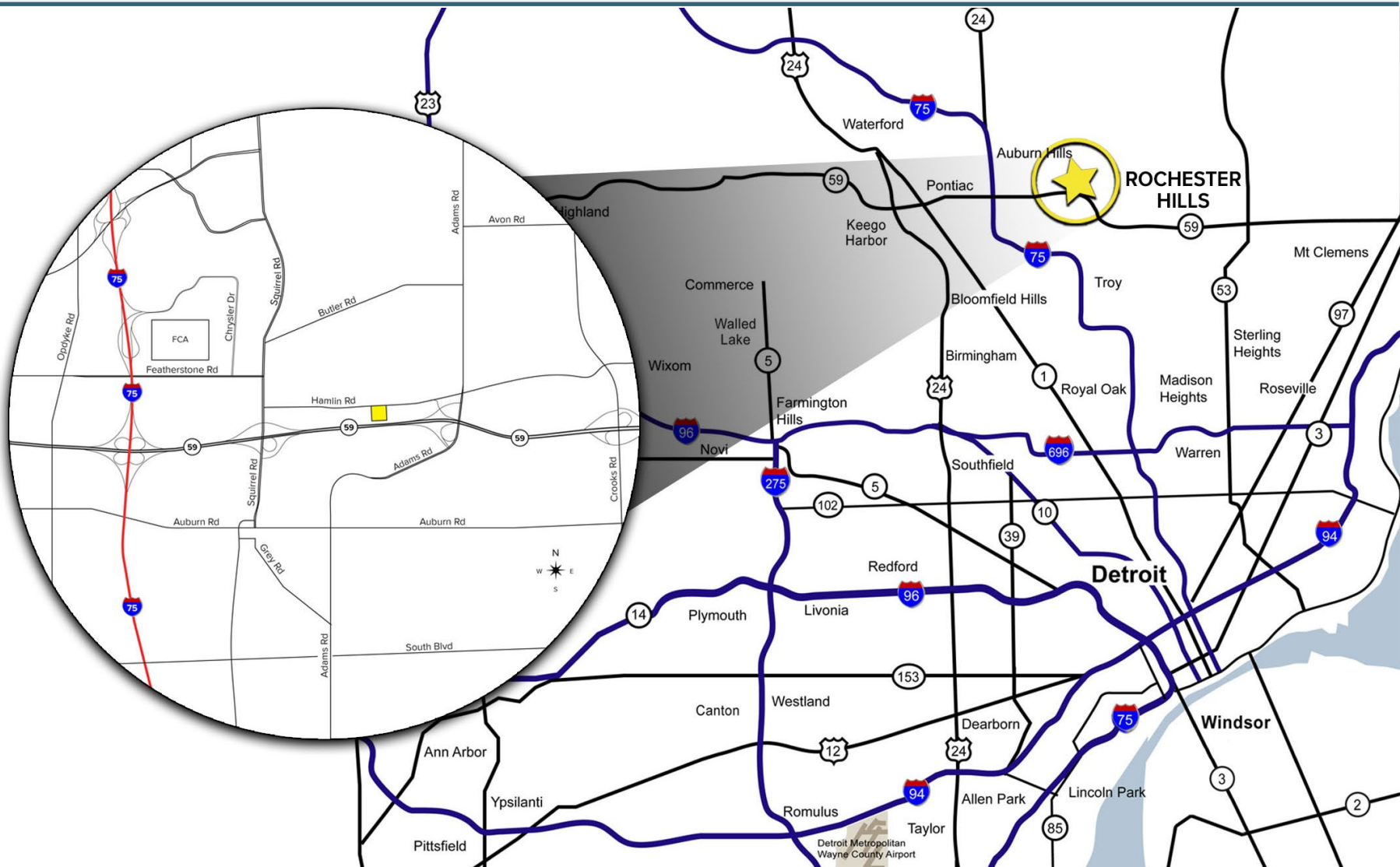
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REGIONAL MAP



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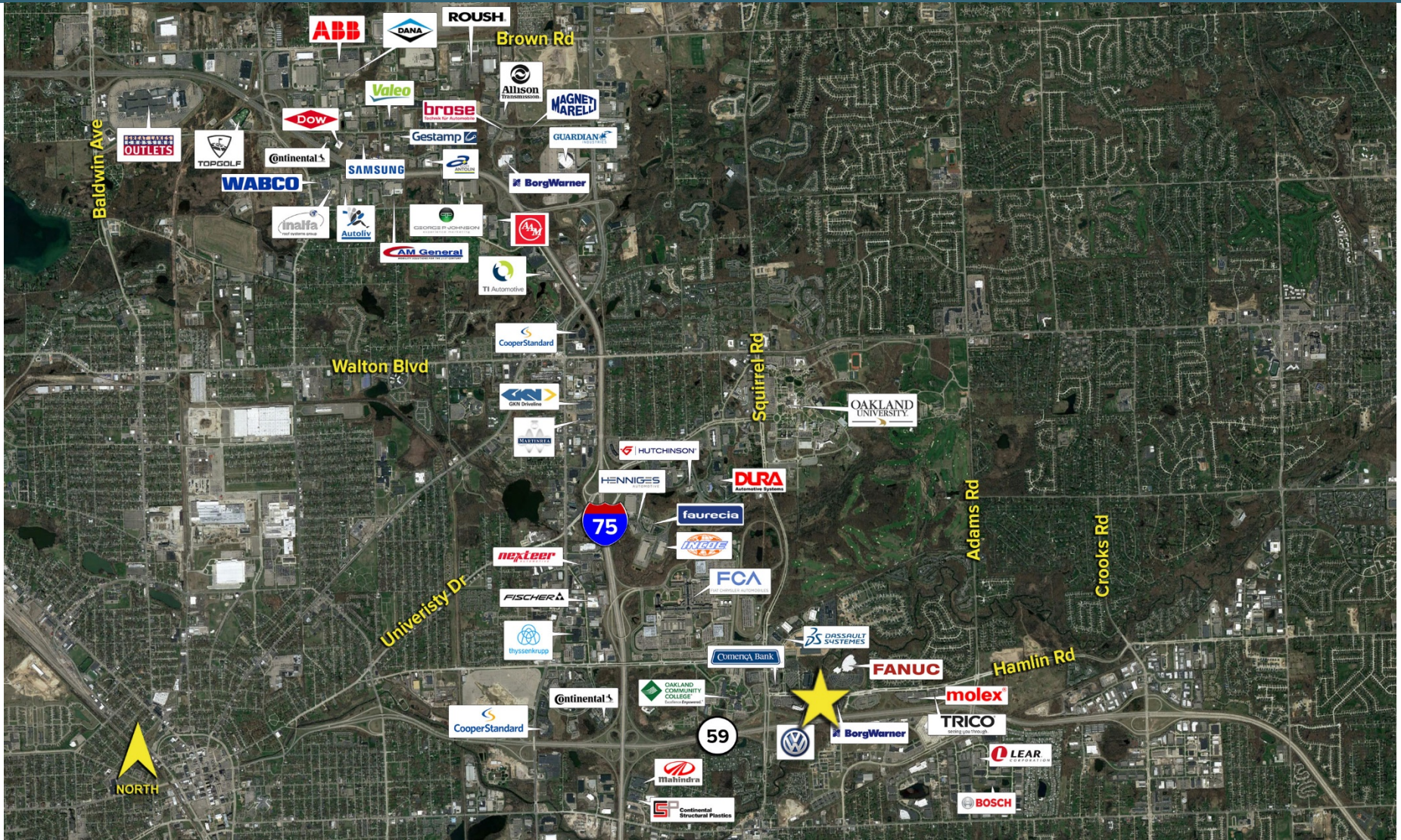
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SURROUNDING BUSINESSES



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