



Hi-Tech For Sale or Lease

Property Name: Webasto
Location: 1757 Northfield Drive
City, State: Rochester Hills, MI
Cross Streets: M-59/Crooks Road
County: Oakland
Zoning: REC-W

BUILDING SIZE / AVAILABILITY

Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	42,000	Available Shop Sq. Ft.:	10,400
Available Sq. Ft.:	42,000	Available Office Sq. Ft.:	31,600
		Office Dim:	N/A
		Shop Dim:	N/A

PROPERTY INFORMATION

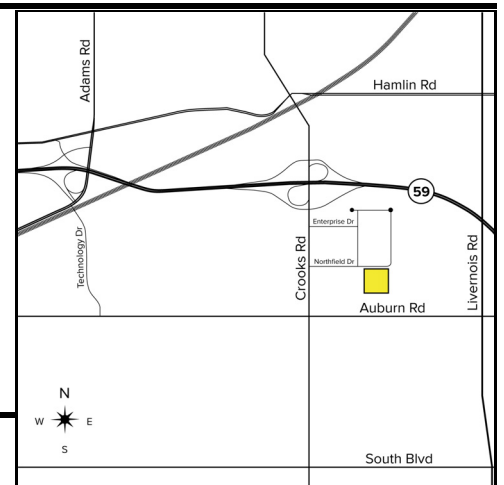
Freestanding:	Yes	Year Built:	1987
Clear Height:	20'	Rail:	No
Grade Level Door(s):	1: 10 x 12	Security:	No
Truckwells or Docks:	0	Interior:	N/A
Exterior Construction:	Block	Lighting:	Fluorescent
Structural System:	Steel	Bay Sizes:	20' x 39'
Air-Conditioning:	Central Rooftop	Restrooms:	14
Heating:	Gas	Cranes:	No
Availability:	Immediately	Parking:	110
Power (Amps/Volts):	400 Amps, 480/277 Volts	Roof:	N/A
		Floors:	Concrete
		Floor Drains:	No
		Acreage:	2.020
		Land Dimensions:	240 x 400

PRICING INFORMATION

Lease Rate:	\$8.95	Mthly Rate:	\$31,325.00/mo	Deposit:	2 Months
Lease Type:	NNN	Lease Term:	7-10 Year(s)	TD:	N/A
Sale Price:	\$4,308,350 (\$102.58/sqft)	Taxes:	\$52,508.67 (2022)	Parcel #:	15-28-377-021
Imprv Allow:	N/A	Options:	N/A	Assessor #:	N/A
Tenant Responsibility:	N/A				

COMMENTS

Ideal for research and development, engineering or technical training. Permitted uses include medical office and medical clinic. Two-story lobby with marble floors, a central skylight and elevator. High bay shop/prototype area with an OH drive-in door. The facility is extremely attractive with a black glass facade covering 2/3rds of the building. Engineering areas are clear span and well lit with windows at either end. Conference room with kitchen. 16' x 40'. Full kitchen. Executive office has fireplace and private bath. Recently updated interiors. Workout gym with restrooms and shower. One month free rent for every two years of the lease.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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