



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 SJZE / JABILITY Building Type: Built MA Total Building SJZE / JACON Available Shop Ft:: 10,400 Office Dim: N/A Available Shop Ft:: 10,400 Office Dim: N/A Available Shop Ft:: 31,600 Shop Dim: N/A Available Office Sq. Ft:: 31,600 Shop Dim: N/A PROPERTY INFORMALISE TO Square Feestanding: Yes Year Built: 1987 Clear Height: 20' Restanding: Yes Year Built: 1987 Grade Level Dory: 10 x 12 Security: N/A Signage: N/A Total 20' N/A Exterior Constructions: N/A Stell Colspan= Block Idinting: File Colspan="2" Advalability: <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th>								
Available Sq. Ft.: 42,000 Available Office Sq. Ft.: 31,600 Shop Dim: N/A PROPERTY INFORMETION Freestanding: Yes Year Built: 1987 Clear Height: 20' Rail: No Sprinklers: Yes Grade Level Door(s): 1: 10 x 12 Security: No Signage: N/A Truckwells or Docks: 0 Interior: N/A Exterior: N/A Exterior Construction: Block Lighting: Fluorescent Roof: N/A Structural System: Steel Bay Sizes: 20' x 39' Floor Drains: No Air-Conditioning: Central Rooftop Restrooms: 14 Floor Drains: No Availability: Gas Cranes: No Acreage: 2.020 Availability: Immediately Parking: 110 Land Dimensions: 240 x 400 Prower (Amps/Volts: 400 Amps, 480/277 Volts Fluorscontor Land Dimensions: 240 x 400 Places Type: NNI Lease Term: 510 Year(s) Deposit: 2 Months	BUILDING SIZE / AVAILABILITY		Building Type: Built		Mezzanine: N/A			
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Clear Height:20'Rail:NoSprinklers:YesGrade Level Door(s):1: 10 × 12Security:NoSignage:N/ATruckwells or Dock:0Interior:N/AExterior:N/AExterior Constructor:BlockLighting:FluorescentRoof:N/AStructural System:SteelBay Sizes:20' x 39'Floor Drains:NoAir-Conditioning:Central RooftopRestrooms:14Floor Drains:NoHeating:Central RooftopRestrooms:100Acreage:2.020Availability:ImmediatelyParking:110Land Dimensions:240 × 400Power (Amps/Volts):400 Amps, 480/277 / Uts110Land Dimensions:240 × 400PRICING INFC/FUNETUREFunctional Signage:\$31,325.00/moDeposit:2 MonthsLease Rate:\$8.95Mthly Rate:\$31,325.00/moDeposit:2 MonthsLease Type:NNLease Type:7-0 Year(s)TD:N/A	Available Sq. Ft.: 42,000 Ava		Available Offi	Available Office Sq. Ft.: 31,600		Shop Dim: N/A		
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	Lease Rate:	\$8.95	5	Mthly Rate:	\$31,325.00/mo	Deposit:	2 Months	
Sale Price: \$4,308,350 (\$102.58/sqft) Taxes: \$52,508.67 (2022) Parcel #: 15-28-377-021	Lease Type:	NNN		Lease Term:	7-10 Year(s)	TD:	N/A	
	Sale Price:	\$4,30	98,350 (\$102.58/sqft)	Taxes:	\$52,508.67 (2022)	Parcel #:	15-28-377-021	

N/A

Tenant Responsibility: N/A

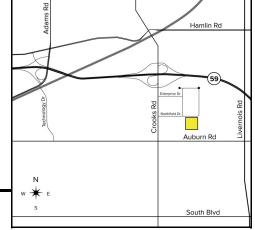
N/A

COMMENTS

Imprv Allow:

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.

Options:



N/A

Assessor #:

Broker: SIGNATURE ASSOCIATES

Agent(s):

Paul Hoge, (248) 948-0103, paulhoge@signatureassociates.com Gary Stephens, (248) 948-0104, gstephens@signatureassociates.com

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