



Industrial For Sale

Property Name: Wright & Filippis
Location: 2845 Crooks Road
City, State: Rochester Hills, MI
Cross Streets: M-59
County: Oakland
Zoning: LI

BUILDING SIZE / AVAILABILITY

Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	32,646	Available Shop Sq. Ft.:	8,560
Available Sq. Ft.:	32,646	Available Office Sq. Ft.:	24,086
		Office Dim:	N/A
		Shop Dim:	N/A

PROPERTY INFORMATION

Freestanding:	Yes	Year Built:	1984
Clear Height:	13' - 14'	Rail:	No
Grade Level Door(s):	5: 9 x 12, 10 x 10	Security:	No
Truckwells or Docks:	0	Interior:	N/A
Exterior Construction:	Brick/Block	Lighting:	N/A
Structural System:	Steel	Bay Sizes:	N/A
Air-Conditioning:	Yes	Restrooms:	Yes
Heating:	Gas	Cranes:	No
Availability:	September 2026	Parking:	120
Power (Amps/Volts):	1200 Amps, 240 Volts	Roof:	N/A
		Floors:	N/A
		Floor Drains:	Yes
		Acreage:	3.240
		Land Dimensions:	N/A

PRICING INFORMATION

Sale Price:	\$3,150,000 (\$96.49/sqft)	Deposit:	N/A	TD:	N/A
Taxes:	\$41,584.58 (2025)	Options:	N/A	Assessor #:	N/A
Parcel #:	15-28-351-027				

COMMENTS

Prominent main street frontage, just off M-59, easy access to I-75. All air-conditioned.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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