



Industrial For Lease

Property Name: Rochester Hills Corporate Center
Location: 2910 Waterview Drive
City, State: Rochester Hills, MI
Cross Streets: Auburn Road
County: Oakland
Zoning: Lt. Industrial

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	143,199	Available Shop Sq. Ft.:	28,401	Office Dim:	N/A
Available Sq. Ft.:	71,612	Available Office Sq. Ft.:	To Suit	Shop Dim:	N/A

PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	1988 (Retrofit: 2022)
Clear Height:	22' - 24'	Rail:	No	Sprinklers:	Yes
Grade Level Door(s):	1	Security:	Yes	Signage:	Yes
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Block/Brick	Lighting:	LED	Roof:	N/A
Structural System:	Steel	Bay Sizes:	Varies	Floors:	6"
Air-Conditioning:	100%	Restrooms:	Yes	Floor Drains:	Yes
Heating:	Gas Forced Air	Cranes:	No	Acreage:	6.100
Availability:	Immediately	Parking:	120	Land Dimensions:	Irregular
Power (Amps/Volts):	2000 Amps, 240/480 Volts				

PRICING INFORMATION		Mthly Rate:	N/A	TD:	N/A
Lease Rate:	\$7.95	Taxes:	\$137,449.67 (2025)	Deposit:	TBD
Lease Type:	NNN	Parcel #:	15-30-451-049	Assessor #:	N/A
Lease Term:	5-10 Year(s)	Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: Taxes, Insurance, CAM

COMMENTS

Great high image building just off M-59 and minutes from I-75. Will renovate to suit. Fully air-conditioned. Truckwell possible.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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