



Hi-Tech For Lease

Property Name: Hamlin Industrial Park
Location: 1775 - 1787 W. Hamlin Road
City, State: Rochester Hills, MI
Cross Streets: Crooks Road
County: Oakland
Zoning: Lt. Industrial

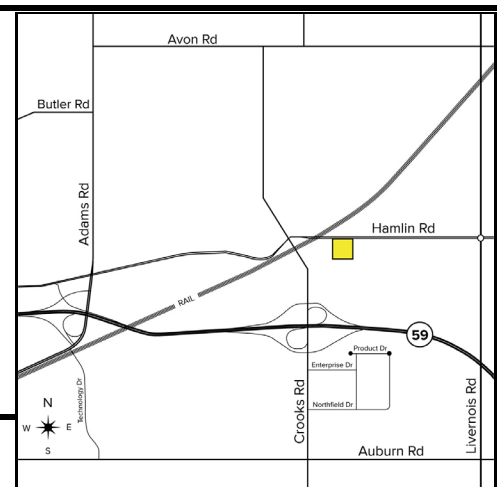
BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	17,360	Available Shop Sq. Ft.:	2,300	Office Dim:	N/A
Available Sq. Ft.:	3,500	Available Office Sq. Ft.:	1,200 - 3,500	Shop Dim:	N/A

PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	1987
Clear Height:	18'	Rail:	No	Sprinklers:	Yes
Grade Level Door(s):	1: 12 x 14	Security:	Yes	Signage:	Yes, Main Road
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Block/Brick	Lighting:	Fluorescent	Roof:	Rubber
Structural System:	Steel	Bay Sizes:	N/A	Floors:	N/A
Air-Conditioning:	100%	Restrooms:	2	Floor Drains:	No
Heating:	Gas Forced Air	Cranes:	No	Acreage:	3.502
Availability:	Immediately	Parking:	Heavy	Land Dimensions:	160 x 966.05
Power (Amps/Volts):	240 Volts				

PRICING INFORMATION		Mthly Rate:	N/A	TD:	N/A
Lease Rate:	\$8.95	Taxes:	\$47,162.64 (2024)	Deposit:	N/A
Lease Type:	NNN	Parcel #:	15-25-102-016	Assessor #:	N/A
Lease Term:	3-5 Year(s)	Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: NNN = \$2.55

COMMENTS



Broker: SIGNATURE ASSOCIATES

Agent(s):

Kris Pawlowski, (248) 359-3801, kpawlowski@signatureassociates.com