

Hi-Tech For Sale or Lease

Property Name:

Location: 3601 W. Hamlin Road

City, State: Rochester Hills, MI

Cross Streets: M-59 & Adams Rd.

County: Oakland

Zoning: ORT

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	150,000	**Building Type:**	Build-to-Suit	**Mezzanine:**	N/A
Available Sq. Ft.:	100,000 - 150,000	**Available Shop Sq. Ft.:**	100,000 - 150,000	**Office Dim:**	N/A
		Available Office Sq. Ft.:	To Suit	**Shop Dim:**	N/A

PROPERTY INFORMATION

Clear Height:	14'	**Freestanding:**	Yes	**Year Built:**	2020
Grade Level Door(s):	0	**Rail:**	No	**Sprinklers:**	Yes
Truckwells or Docks:	0	**Security:**	Yes	**Signage:**	M-59
Exterior Construction:	N/A	**Interior:**	N/A	**Exterior:**	N/A
Structural System:	Steel	**Lighting:**	LED	**Roof:**	Membrane
Air-Conditioning:	Yes	**Bay Sizes:**	50' x 50'	**Floors:**	Reinf. Concrete
Heating:	GFA	**Restrooms:**	Yes	**Floor Drains:**	Possible
Availability:	Immediately	**Cranes:**	Yes, Possible	**Acreage:**	9.000
Power (Amps/Volts):	2000 Amps, 480 Volts	**Parking:**	450	**Land Dimensions:**	Irregular

PRICING INFORMATION

Lease Rate:	Contact Broker	**Mthly Rate:**	Contact Broker	**Deposit:**	TBD
Lease Type:	NNN	**Lease Term:**	10 Year(s)	**TD:**	N/A
Sale Price:	Contact Broker	**Taxes:**	N/A	**Parcel #:**	15-30-103-004
Imprv Allow:	N/A	**Options:**	N/A	**Assessor #:**	N/A
Tenant Responsibility:	N/A				

COMMENTS

Prominent M-59 frontage. Ideal for corporate headquarters technology lab or engineering. Join Volkswagen, BorgWarner, Trico Products, Molex, and many more. Includes 125 covered parking spaces. Grade level doors and truckwells/dock are to suit. 50% tax abatement up to 12 years possible.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):

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.