

SIGNATURE ASSOCIATES
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Industrial For Lease

Property Name:	Tan Industrial Park
Location:	1827-1855 Northfield Drive
City, State:	Rochester Hills, MI
Cross Streets:	Crooks Road/S. of M-59
County:	Oakland
Zoning:	Industrial

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	33,600	**Building Type:**	Built	**Mezzanine:**	N/A
Available Sq. Ft.:	5,600 - 7,412	**Available Shop Sq. Ft.:**	4,800 - 6,212	**Office Dim:**	20 x 40
		Available Office Sq. Ft.:	800 - 1,200	**Shop Dim:**	80 x 100

PROPERTY INFORMATION

Clear Height:	16'	**Multi-Tenant:**	Yes	**Year Built:**	1980
Grade Level Door(s):	2: 12 x 14	**Rail:**	No	**Sprinklers:**	No
Truckwells or Docks:	0	**Security:**	Yes	**Signage:**	Yes
Exterior Construction:	Block	**Interior:**	N/A	**Exterior:**	N/A
Structural System:	Steel	**Lighting:**	T-5	**Roof:**	N/A
Air-Conditioning:	Office	**Bay Sizes:**	N/A	**Floors:**	6"
Heating:	Radiant	**Restrooms:**	2	**Floor Drains:**	No
Availability:	Immediately	**Cranes:**	No	**Acreage:**	4.500
Power (Amps/Volts):	600 Amps, 240/480 Volts	**Parking:**	Ample	**Land Dimensions:**	400 x 500

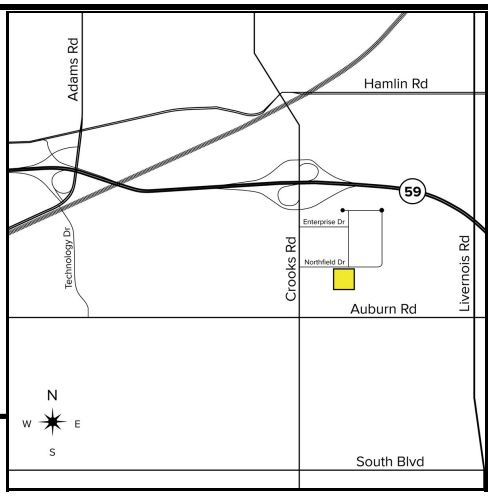
PRICING INFORMATION

Lease Rate:	$10.50	**Mthly Rate:**	N/A	**TD:**	N/A
Lease Type:	NNN	**Taxes:**	N/A	**Deposit:**	1 Month
Lease Term:	5-7 Year(s)	**Parcel #:**	15-28-352-005	**Assessor #:**	N/A
		Imprv Allow:	N/A	**Options**	N/A

Tenant Responsibility: *Taxes, Insurance, CAM: $2.45/SF

COMMENTS

Very nice, clear span unit with quick access to M-59 and I-75. Drive-thru capability. Two private offices.



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.