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Industrial / Warehouse Building For Lease

2870 Technology Drive, Rochester Hills, MI



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Prime Location at the Entrance of Rochester Hills Executive Park with Easy Access to M-59, Retail, Hotels and Clinton River Trail

100% Climate Controlled – New 2024

Financials

Lease Rate
\$9.95/SF/YR NNN

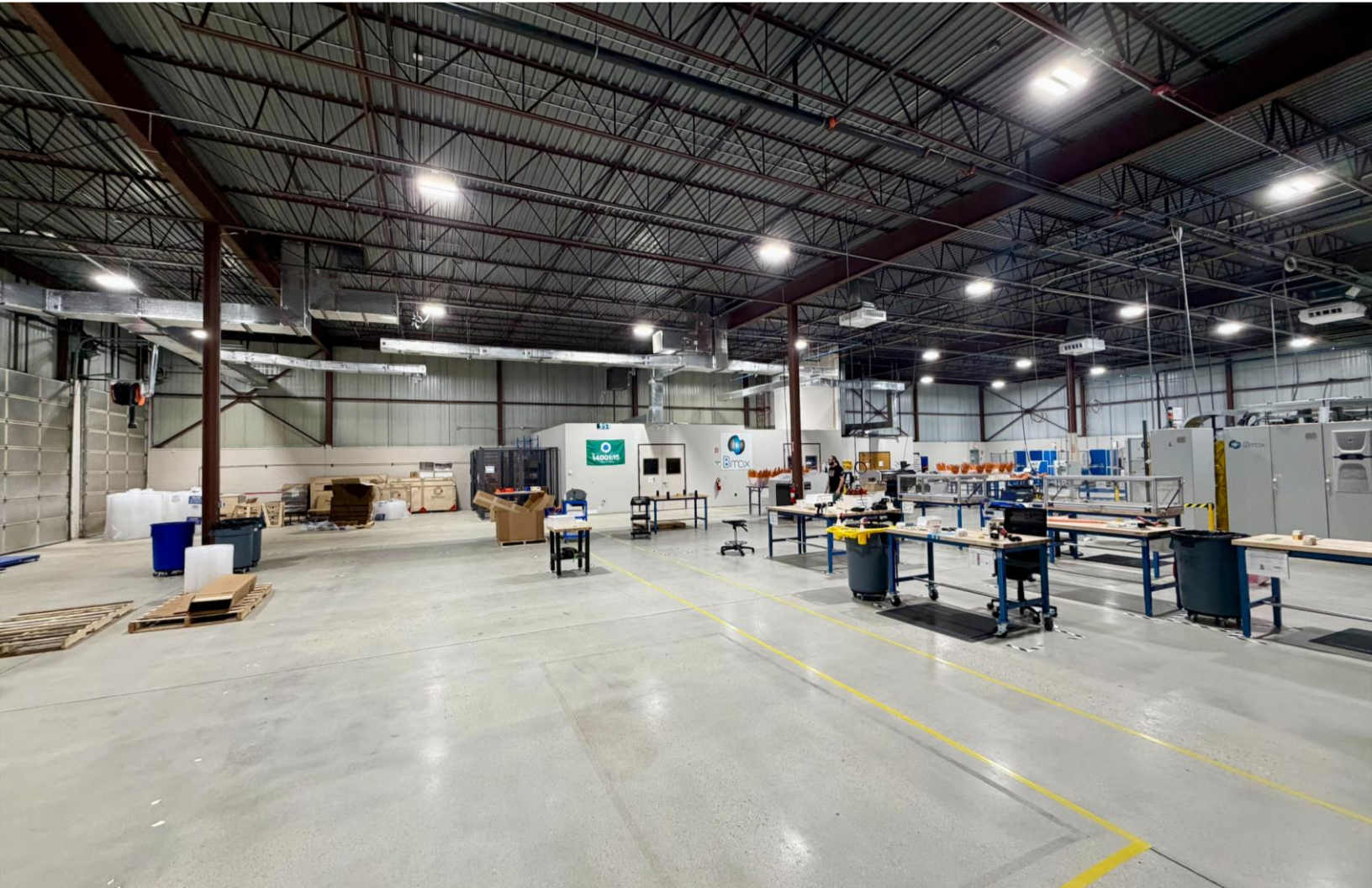
Annual Property Taxes
2026 Summer
\$24,617.55

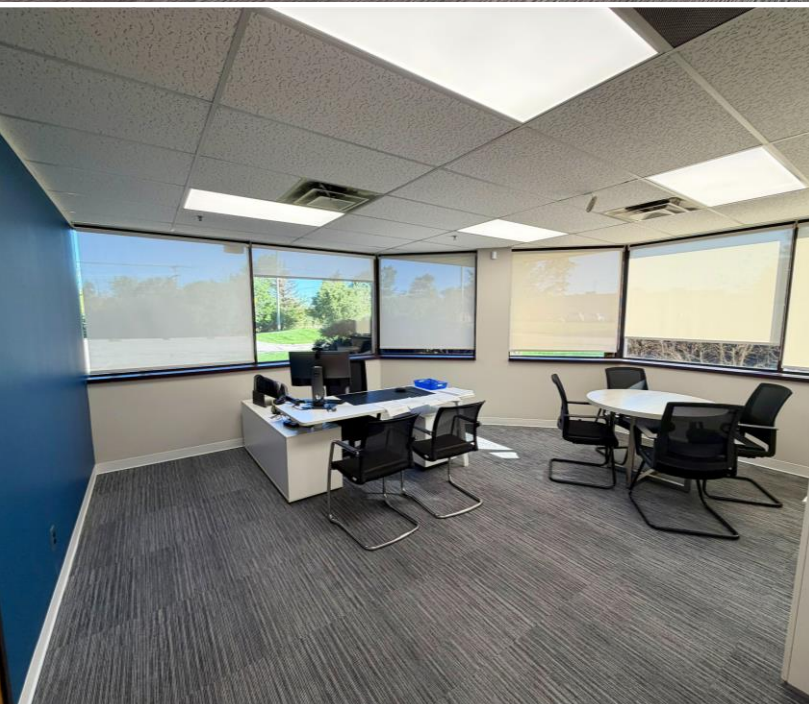
2025 Winter
\$23,019.91

Property Taxes Per SF
\$1.95

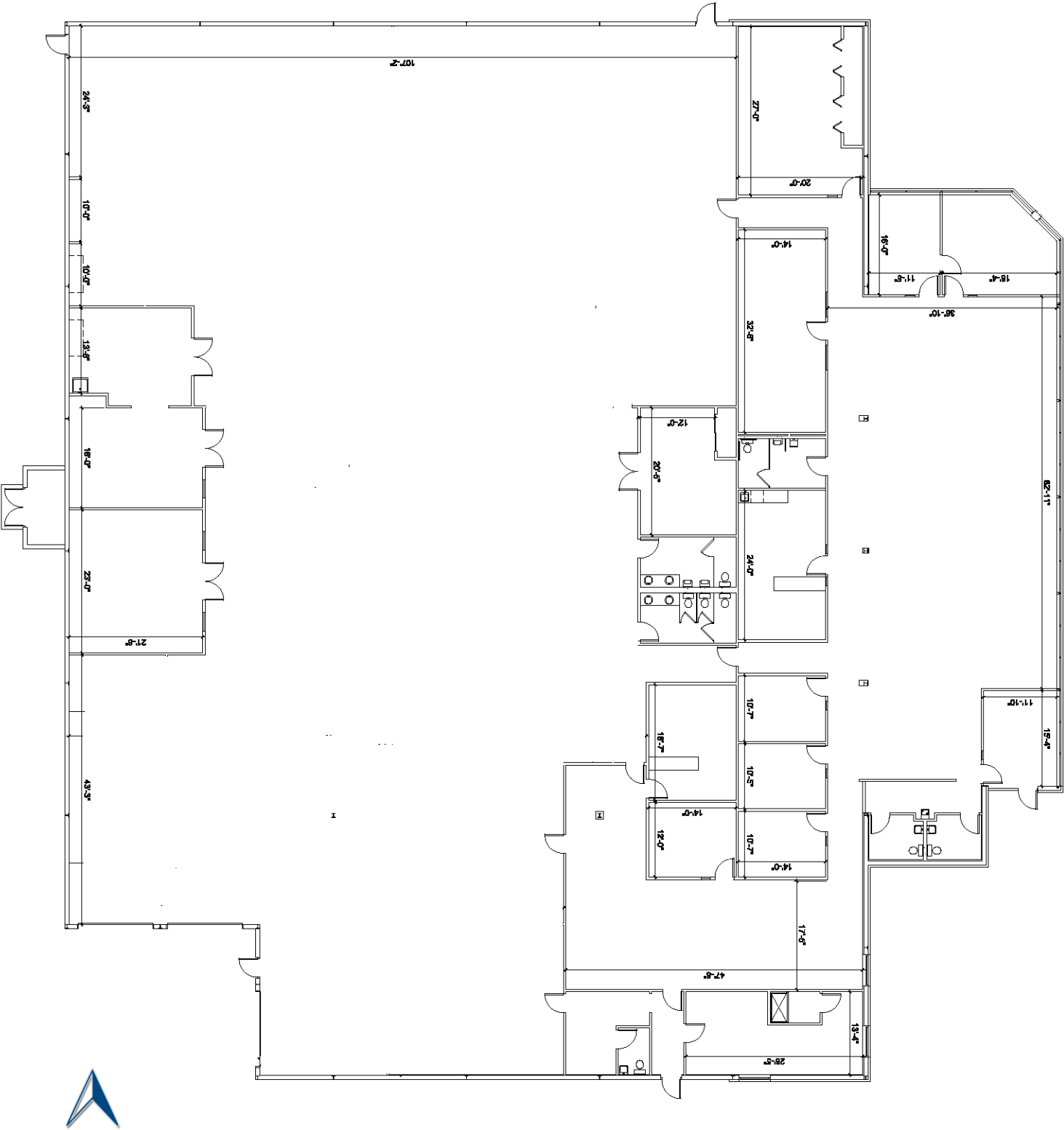
Property Name	2870 Technology Drive Rochester Hills, MI
Crossroads	Technology Drive / S. Adams Road
Total Building Size	24,445 SF
Warehouse Space	15,745 SF
Office Space	8,700
Ceiling Height	20'
Docks	Two (2) Capped Interior
Grade Level Doors	Three (3) 12' x 14'
Power	800A / 480V / 3-Phase (To Be Verified by Tenant)
HVAC	100% Climate Controlled – New 2024
Sprinklers	Yes
Construction	Block and Metal Panel
Floors	Concrete
Roof	EPDM
Year Built	1988
Parking	Heavy – 75 Spaces (3 Per 1,000 SF)
Parcel ID	70-15-30-476-008
Acreage	2.41 Acres
Zoning	Industrial



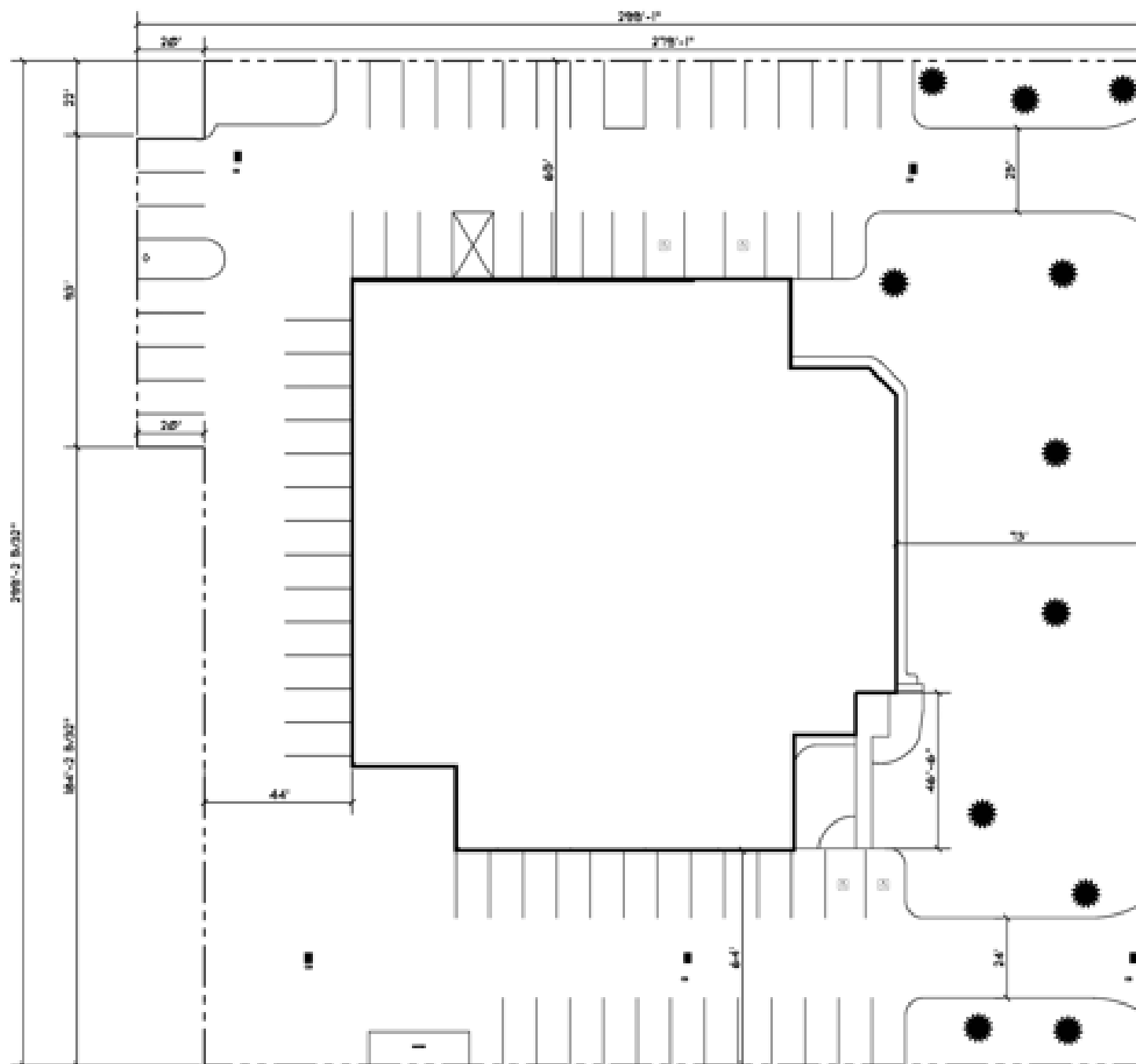


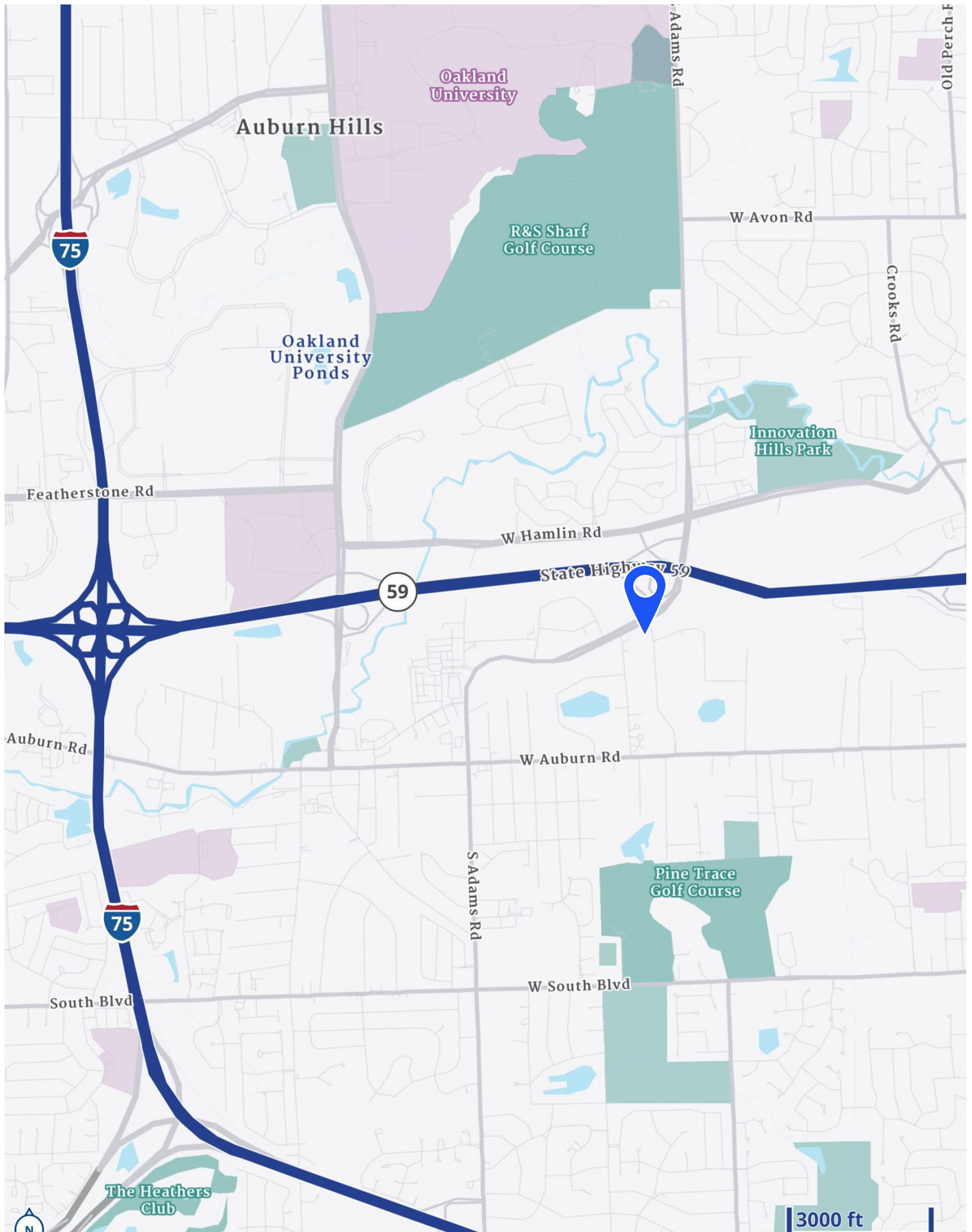


As Built Floor Plan



Site Plan







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