

2850 Commerce Drive

Rochester Hills, Michigan

18,332 SF Free Standing Building



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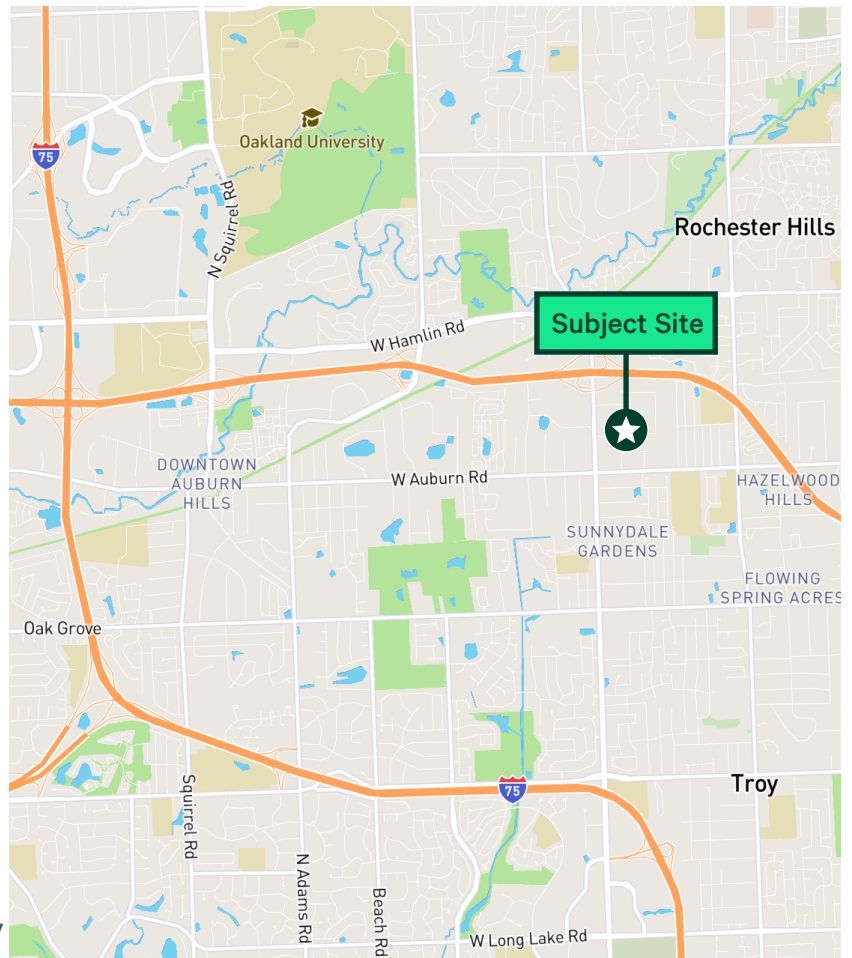
Property Overview

- + County: Oakland
- + Zoning: Lt. Industrial
- + Total Building Size: 18,332 SF
- + Lease Rate: \$9.50PSF/NNN
- + Taxes: \$1.20 PSF

Property Features

This 18,332 SF facility is located in the Northfield Industrial Park, Rochester Hills. It is strategically located just off the M-59/Crooks Road interchange with very easy access to I-75 via Crooks Road and M-59

- + 18,332 Total SF available
- + 3,612 SF general office
- + 1,900 +/- SF of shop offices, & shop restrooms
- + 1,900 +/- SF of additional bonus mezzanine Space
- + Double Truckwell
- + Heavy power
- + High hazard fire suppression system
- + Skylights / Epoxy floor / Bright vibrant shop space
- + Corner lot with two points of ingress/egress
- + Fire containment rooms in shop which can stay or be removed



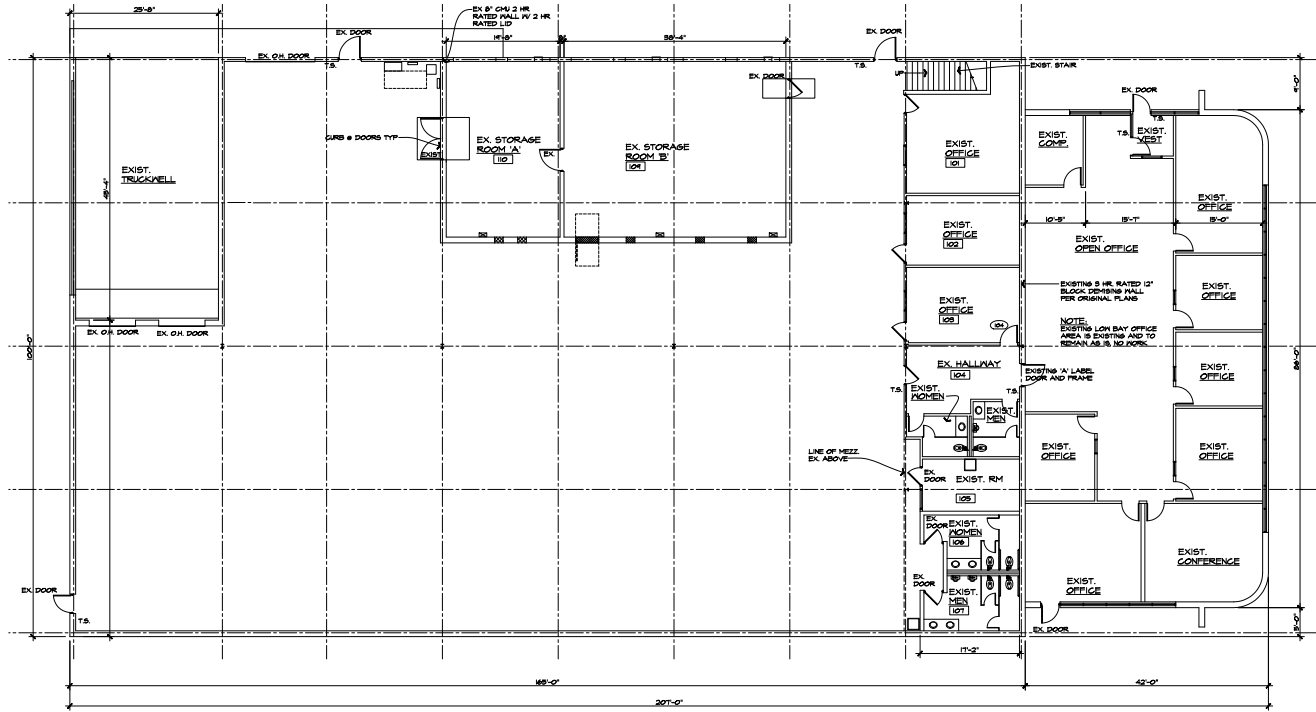


Land & Structures

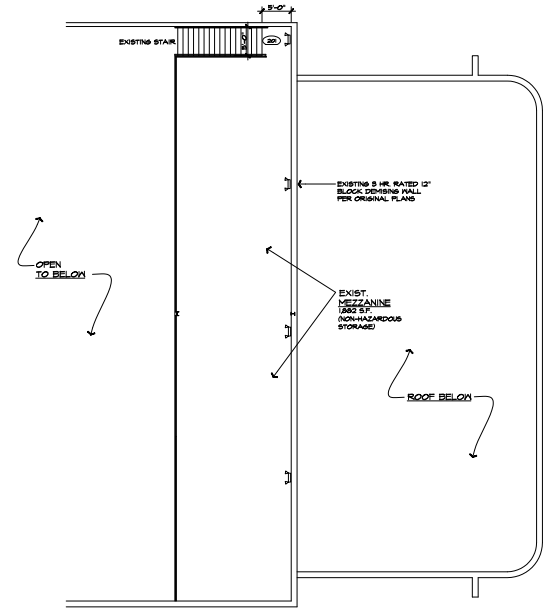
Year Built:	1987
Total Available:	18,332 SF
Available Office:	3,612 - 5,512 SF
Available Shop:	12,728 SF
Divisible:	No
Acreage	1.34 Acres
Construction:	Steel / Block
Floor Drains:	No
Ceiling Height:	20'

Parking:	56 spaces
HVAC:	Radiant Tube
Power:	2,000A/480V
Security System:	Yes
Lighting:	LED
Restrooms:	M & W
Grade Level Doors:	One (1)
Truckwells / Docks:	Two (2)
Rail:	No
Cranes:	No
Sprinklers:	Yes

Floor Plan



NORTH
MAIN LEVEL FLOOR PLAN



NORTH
MEZZANINE FLOOR PLAN

