

FOR SALE OR LEASE

2523 PRODUCT CT
ROCHESTER HILLS MICHIGAN



PROPERTY FEATURES

- 25,935 SF with 7,678 SF Office
- 13' Clear
- One 10'x12' Grade Level Door
- One Truckwell
- 480-Volt, 1,200 Amp Power
- 100% Air Conditioned
- Freeway Visibility From M-59
- Room to Expand



FOR DETAILS CONTACT

Jon Savoy, CCIM, SIOR
jon.savoy@lee-associates.com
(248) 567-8000

Nick Savoy, CCIM, SIOR
nick.savoy@lee-associates.com
(248) 567-8001

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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PROPERTY TYPE:	Industrial
TOTAL SF:	25,935
INDUSTRIAL SF:	18,257
OFFICE SF:	7,678
LAND (AC):	2.50
ZONING:	Employment Center (EC)
PARCEL ID:	70-15-28-301-027
YEAR BUILT:	1985
CEILING HEIGHT:	13'
GRADE LEVEL DOORS:	1 10'x12'
POWER:	480-Volt, 1,200 Amp
AIR CONDITIONING:	100%
PARKING SPACES:	68
SECURITY:	Yes
FLOOR TYPE:	Sealed Concrete
LIGHTING TYPE:	LED
GAS / WATER / SEWER:	Natural / City / City

PROPERTY PRICING

TRANSACTION TYPE:	Sale/Lease
ASKING SALE PRICE:	\$2,750,000
ASKING LEASE RATE:	\$8.25 Per SF NNN

Freeway visibility from M-59. 100% air conditioned. Room to expand.

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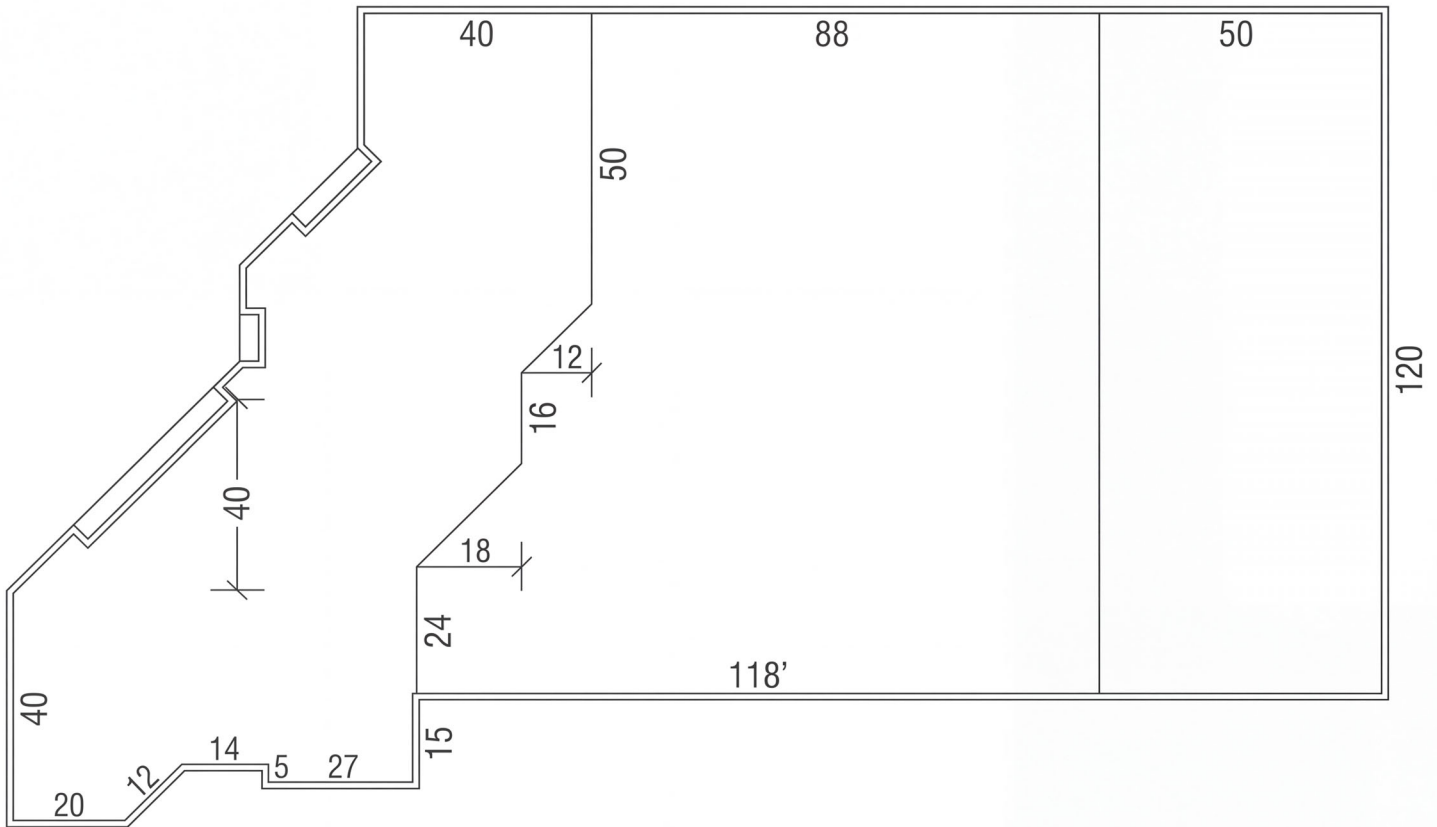
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FLOOR PLAN



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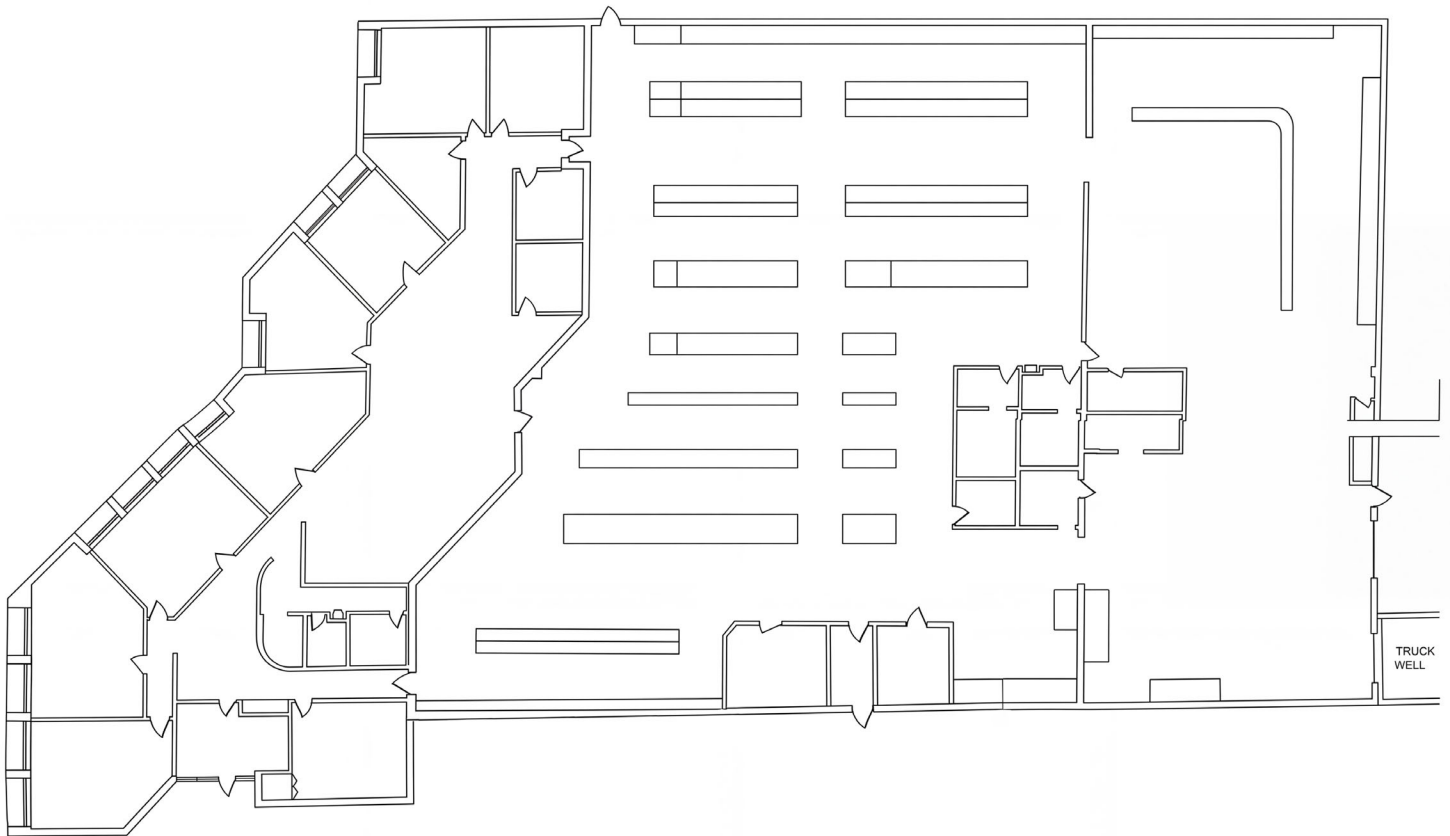
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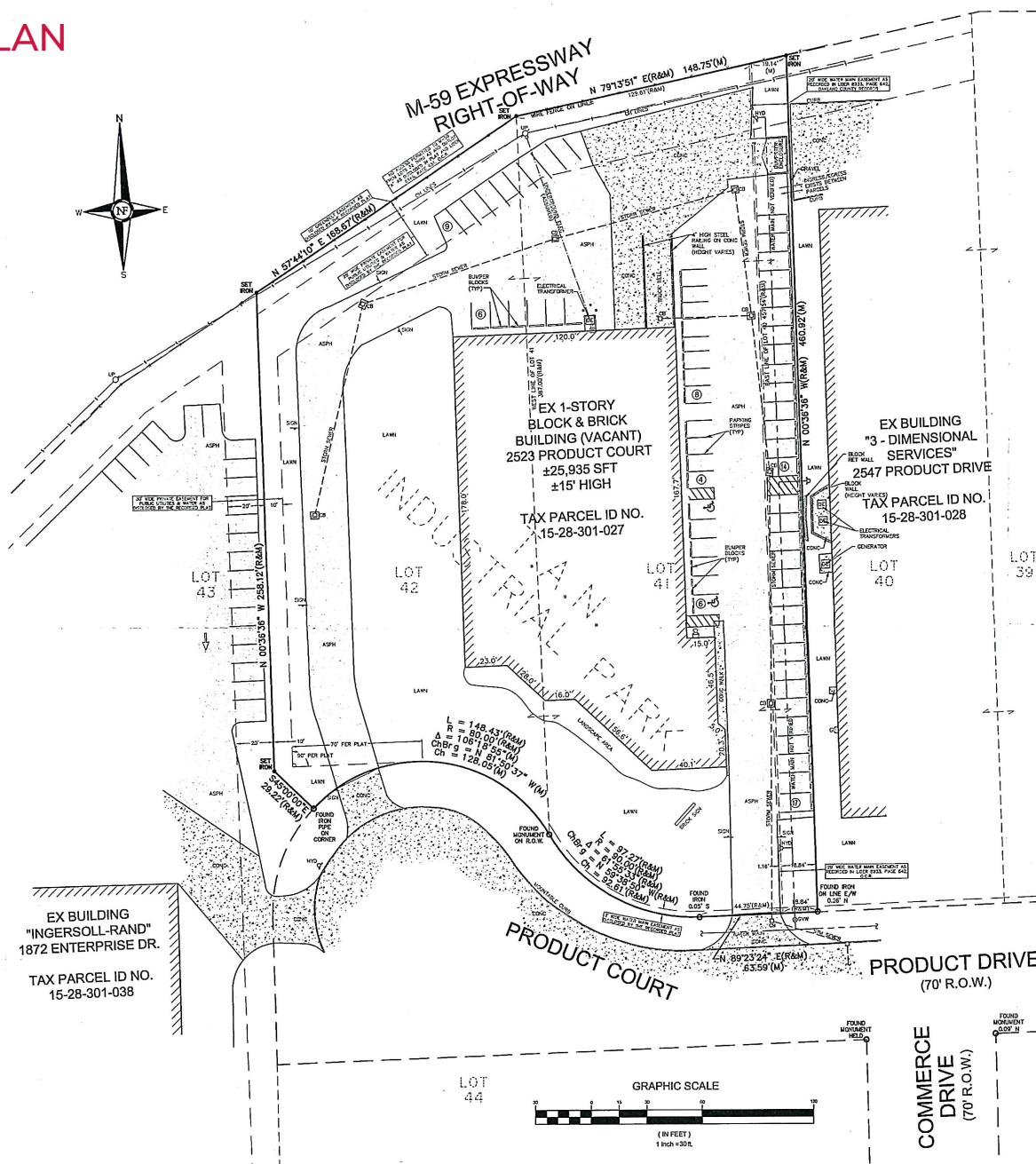
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SITE PLAN



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