



Industrial For Lease

Property Name: Acutex
Location: 2904 Bond Street
City, State: Rochester Hills, MI
Cross Streets: Auburn Road
County: Oakland
Zoning: Light Industrial

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 23,625	Building Type: Built	Mezzanine: N/A
Available Sq. Ft.: 23,625	Available Shop Sq. Ft.: 17,125	Office Dim: N/A
	Available Office Sq. Ft.: 6,500	Shop Dim: 105 x 114

PROPERTY INFORMATION

Freestanding: Yes	Year Built: 1986 (Retrofit: 2022)
Clear Height: 16'	Sprinklers: Fire Protected
Grade Level Door(s): 2: 12 x 14	Signage: None
Truckwells or Docks: 0	Exterior: N/A
Exterior Construction: Glass Block/Brick	Roof: Built Up
Structural System: N/A	Floors: 6" Reinforced
Air-Conditioning: Yes	Floor Drains: Yes
Heating: Gas Forced Air	Acreage: 1.650
Availability: Immediately	Land Dimensions: N/A
Power (Amps/Volts): 1200 Amps, 480 Volts	
Lighting: M. Hal./Fluor.	
Bay Sizes: 40' x 52'	
Restrooms: Yes	
Cranes: Yes, (1) 5-Ton	
Parking: 41	

PRICING INFORMATION

Lease Rate: \$9.25	Mthly Rate: N/A	TD: N/A
Lease Type: NNN	Taxes: \$26,186.39 (2025/26)	Deposit: N/A
Lease Term: -	Parcel #: 15-29-351-015	Assessor #: N/A
	Imprv Allow: N/A	Options: N/A

Tenant Responsibility: N/A

COMMENTS

Newly renovated. Shop area includes 2,065 sq. ft. of air conditioned space (which could be easily converted to office area). Computer room with raised floor with special air conditioning and electrical service. Quick access to M-59 freeway at both Adams and Crooks Roads. (1) 5-ton crane. Shop Dimensions: 105' x 114'



Broker: SIGNATURE ASSOCIATES

Agent(s):

Gary Stephens, (248) 948-0104, gstephens@signatureassociates.com
 Steve Gordon, (248) 948-0101, sgordon@signatureassociates.com