

FOR SALE



2776 Commerce Drive

ROCHESTER HILLS, MI 48309

MAJOR PRICE REDUCTION!

Square Foot

37,016 SF

Acreage

2.3

Zoning

I-1

Year Built

1985

Property Type

Industrial, Single Tenant

Property Highlights

- For Sale
- 37,016 SF with 8,092 SF office
- 1 grade door, 4 exterior truckwells
- Sprinklered
- 2,000 amps / 480-volt power
- 10T crane at 19' underhook
- Radiant heating
- Airlines, buss ducts, outdoor storage
- Great manufacturing or warehousing building

For information, please contact:

Geoff Hill

Executive Managing Director

t 248-350-1492

Geoff.Hill@nmrk.com

Chris Hill

Managing Director

t 248-350-1192

Chris.Hill@nmrk.com

Teddy O'Keefe

Associate

t 248-447-2715

Teddy.Okeefe@nmrk.com

26555 Evergreen, Suite 300
Southfield, MI 48076



nmrk.com

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Sale

2776 Commerce Dr Rochester Hills, MI 48309-3814



Pricing Information:

Lease Rate Range:	N/A
Lease Type:	
Sale Price:	\$4,500,000
Price per sf:	\$121.57/sf
Real Estate Taxes psf:	\$1.13
Building Insurance psf:	\$0.00
CAM psf:	N/A

Property Details:

Total Building Area:	37,016 sf	Parcel ID:	15-28-351-020
Min/Max Available:	37,016 sf	Parking Description:	50
Office Area:	8,092 sf	Rail Served:	No
Property Type:	General Industrial	Cranes:	Yes
Tenancy:	Single-tenant	Heat:	Radiant
Year Built:	01/01/1985	Clear Height Min/Max:	26.0'
Year Renovated:		Grade/Dock Doors:	1 / 4
Zoning:	I-1	Sprinkler:	Yes
Site/Parcel Area:	2.30 acres	Power:	2,000 amps, 480 volt

Comments:

Great manufacturing or warehousing building, 4 exterior truckwells, 10T crane at 19' underhook, heavy power, airlines, buss ducts, outdoor storage.

Geoff Hill

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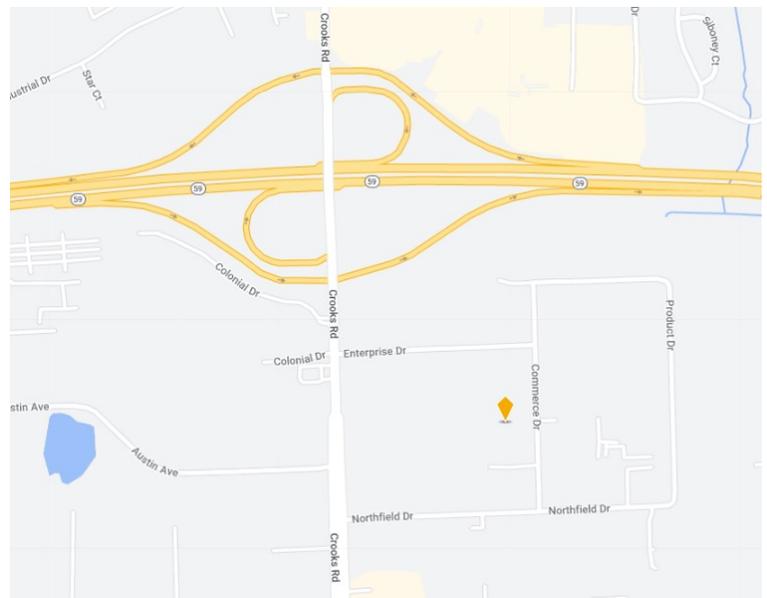
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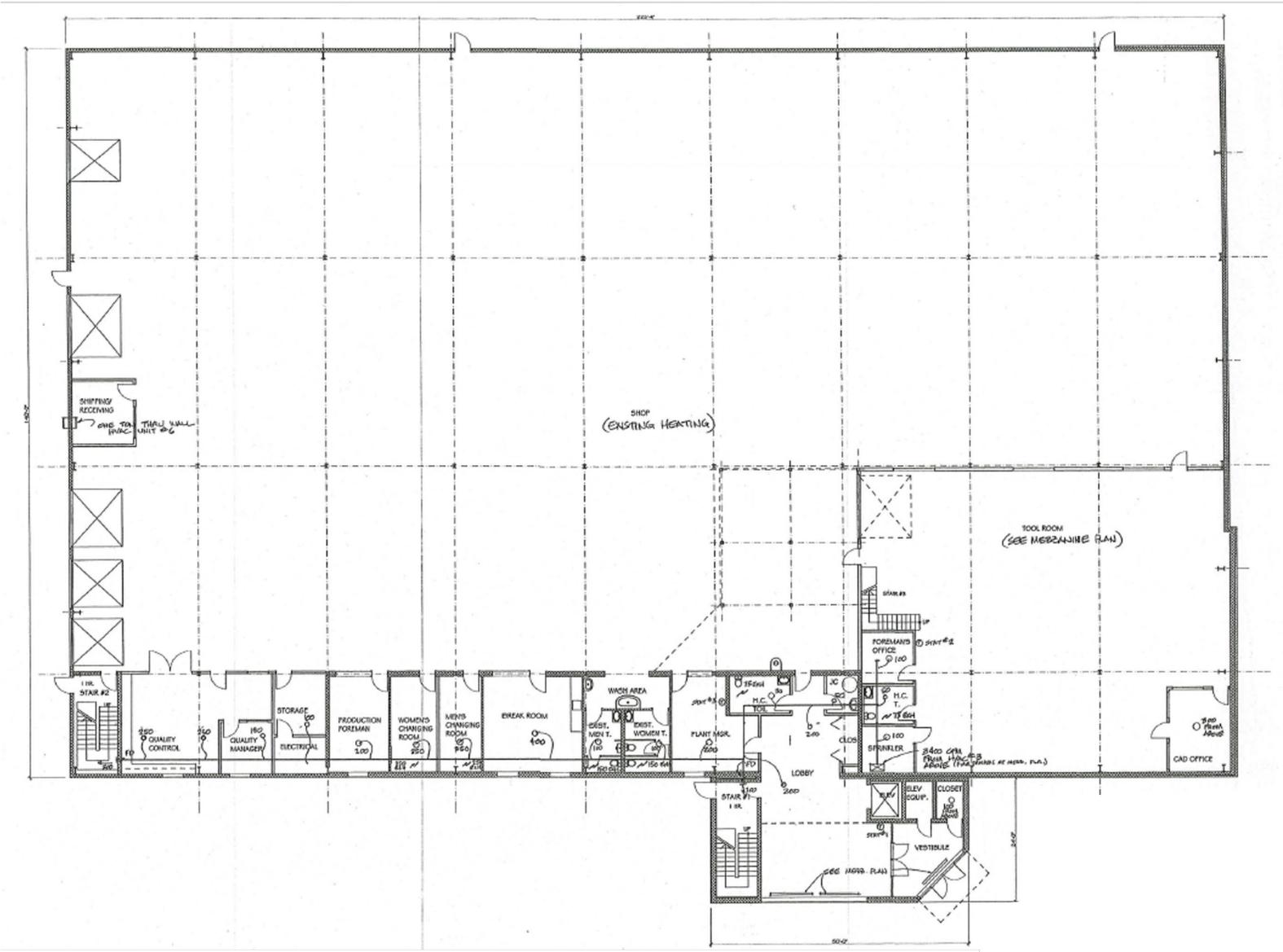
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Floor Plan



Second Story Office

