

# Lease/Sale

1806 Rochester Industrial Dr Rochester Hills, MI



## Pricing Information:

<b>Lease Rate Range:</b>	\$7.95-\$7.95 NNN
<b>Lease Type:</b>	NNN
<b>Sale Price:</b>	\$3,600,000
<b>Price per sf:</b>	\$100.20/sf
<b>Real Estate Taxes psf:</b>	\$0.93
<b>Building Insurance psf:</b>	\$0.00
<b>CAM psf:</b>	N/A

## Property Details:

<b>Total Building Area:</b>	35,930 sf	<b>Parcel ID:</b>	15-21-476-041
<b>Min/Max Available:</b>	35,930 sf	<b>Parking Description:</b>	34
<b>Office Area:</b>	5,675	<b>Rail Served:</b>	No
<b>Property Type:</b>	General Industrial	<b>Cranes:</b>	No
<b>Tenancy:</b>	Single-tenant	<b>Heat:</b>	Radiant Tube
<b>Year Built:</b>	01/01/1985	<b>Clear Height Min/Max:</b>	17.0 '
<b>Year Renovated:</b>		<b>Grade/Dock Doors:</b>	1 / 1
<b>Zoning:</b>	I-1	<b>Sprinkler:</b>	Yes
<b>Site/Parcel Area:</b>	2.08 acres	<b>Power:</b>	1,000 amps, 240 volt

## Comments:

3-Ton Crane Rail, Partially A/C Warehouse, Airlines, Buss Duct, Bathrooms With Full Locker Rooms & Showers, Epoxy Floor, 1 Exterior Dock, Recently Replaced Roof W/ Warranty In Place.

### Geoffrey Hill

248.350.1492

[Bob.Pagano@nmark.com](mailto:Bob.Pagano@nmark.com)

### Chris Hill

248.350.1192

[Chris.Hill@nmark.com](mailto:Chris.Hill@nmark.com)

### Robert Pagano

248.357.6576

[Bob.Pagano@nmark.com](mailto:Bob.Pagano@nmark.com)

