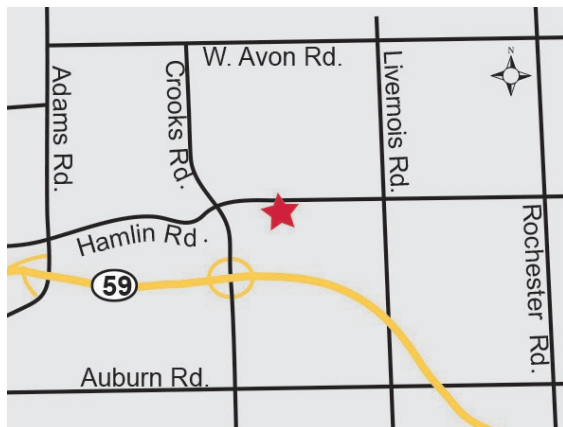




# 1601 W. HAMLIN ROAD

Rochester Hills, MI



## FOR LEASE

### Property Highlights

- 43,105 SF Available for Lease
- Two (2) Exterior Truckwells
- Heavy Power with Buss Bars
- Airlines
- High Image Office
- 18' Ceiling Height

For information, please contact:

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# NEWMARK

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## Lease

1601 W Hamlin Rd Rochester Hills, MI 48309



### Pricing Information:

<b>Lease Rate Range:</b>	\$8.95-\$8.95 NNN
<b>Lease Type:</b>	NNN
<b>Sale Price:</b>	N/A
<b>Price per SF:</b>	N/A
<b>Real Estate Taxes psf:</b>	\$0.93
<b>Building Insurance psf:</b>	\$0.23
<b>CAM psf:</b>	\$0.34

### Property Details:

<b>Total Building Area:</b>	43,105 sf	<b>Parcel ID:</b>	15-28-126-021
<b>Min/Max Available:</b>	43,105 sf	<b>Parking Description:</b>	79
<b>Office Area:</b>	5,905	<b>Rail Served:</b>	No
<b>Property Type:</b>	General Industrial	<b>Cranes:</b>	No
<b>Tenancy:</b>	Single-tenant	<b>Heat:</b>	Radiant
<b>Year Built:</b>	01/01/1988	<b>Clear Height Min/Max:</b>	18.0'
<b>Year Renovated:</b>	01/01/2012	<b>Grade/Dock Doors:</b>	2 / 2
<b>Zoning:</b>	Industrial	<b>Sprinkler:</b>	Yes
<b>Site/Parcel Area:</b>	2.73 acres	<b>Power:</b>	2,000 amps, 240 volt

### Comments:

High image office upgrades to office space completed in 2022, 2 exterior truckwells, ample parking, buss duct, airlines, heavy power, quick access to M-59/I-75.

#### Geoffrey Hill

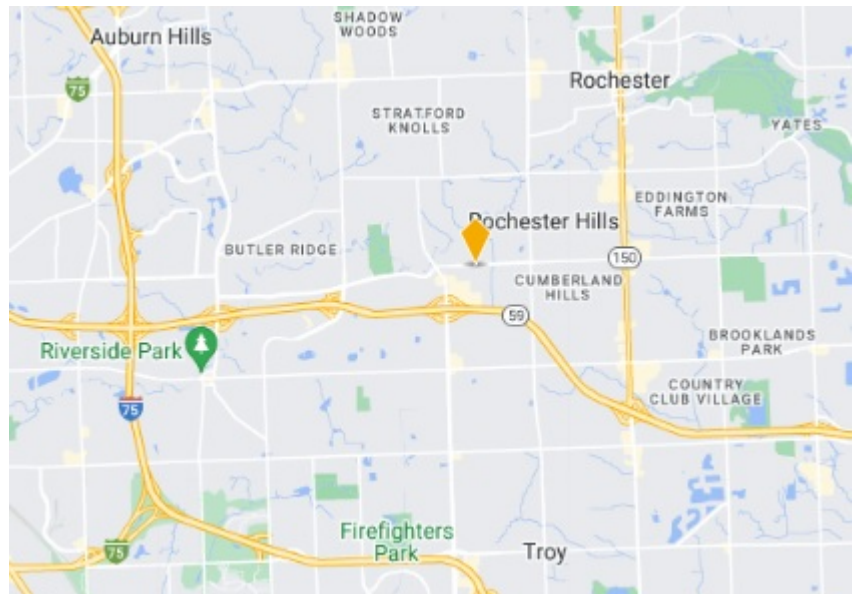
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