

# Corporate Image Facility

FOR SALE OR LEASE

2700 Product Dr  
Rochester Hills, MI



## Tom Oldham

Senior Managing Director

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## Morgan Katz

Associate

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## Property Features

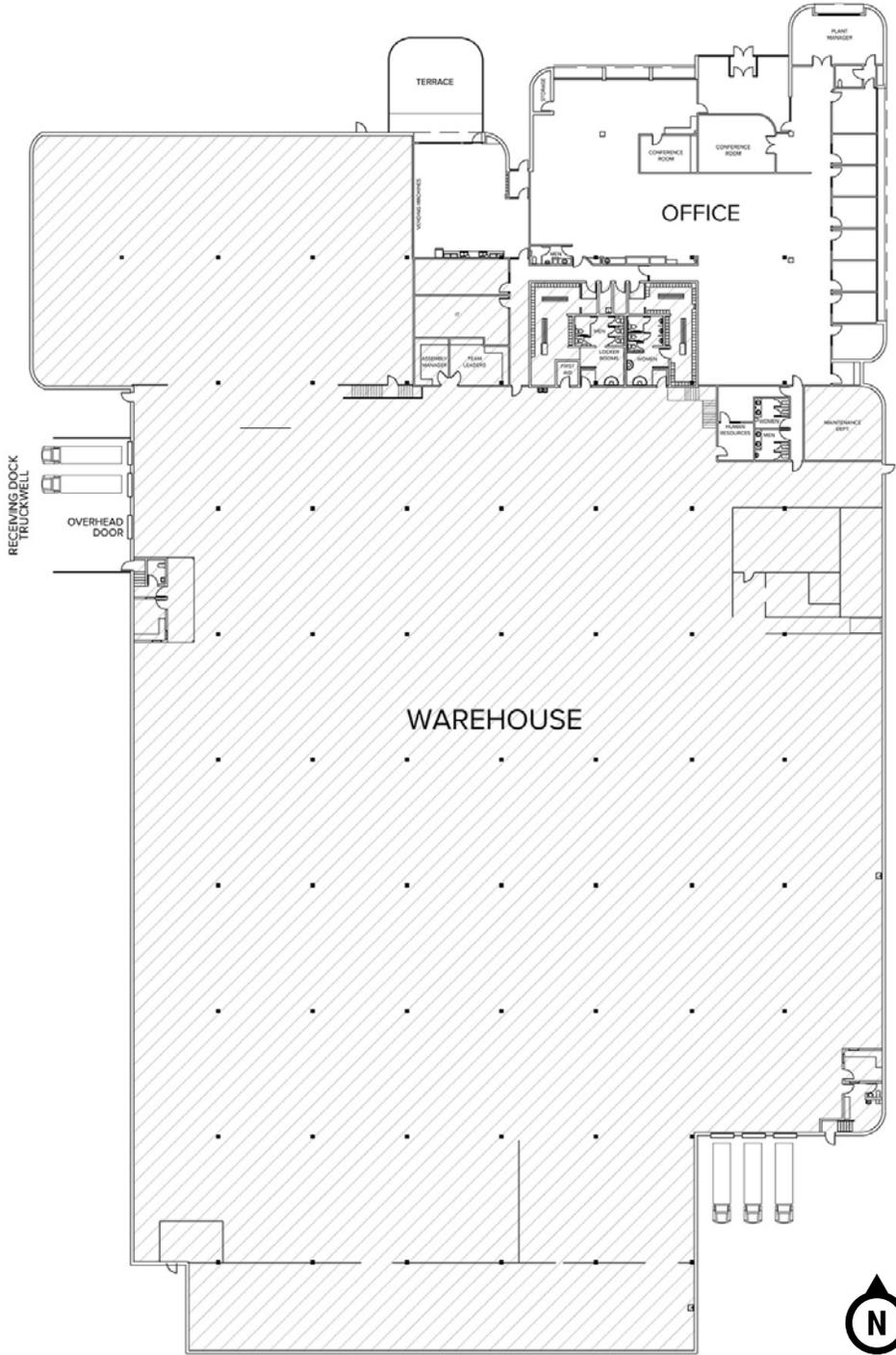
- » **Building Size:** 94,433 square feet
  - 79,933 square feet of warehouse
  - 14,500 square feet of office
- » **Site Area:** 5.52 acres with outside storage
- » **Clear Height:** 20'7" / 22'9" to deck
- » **Loading:** (5) dock doors / (1) grade level door
- » **Column Spacing:** 40' x 30'
- » **Fire Protection:** Extra Hazard Group 1 sprinkler system
- » **Power:** 1,600 Amp, 480/277 Volt, 3-Phase, with 600 Amp transfer switch generator
- » **Parking:** 167 spaces, including EV charging stations
- » **Roof:** New roof installed in 2023
- » **Year Built:** 1985
- » **Lease Rate:** \$8.95 per sq. ft. NNN



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# Floor Plan

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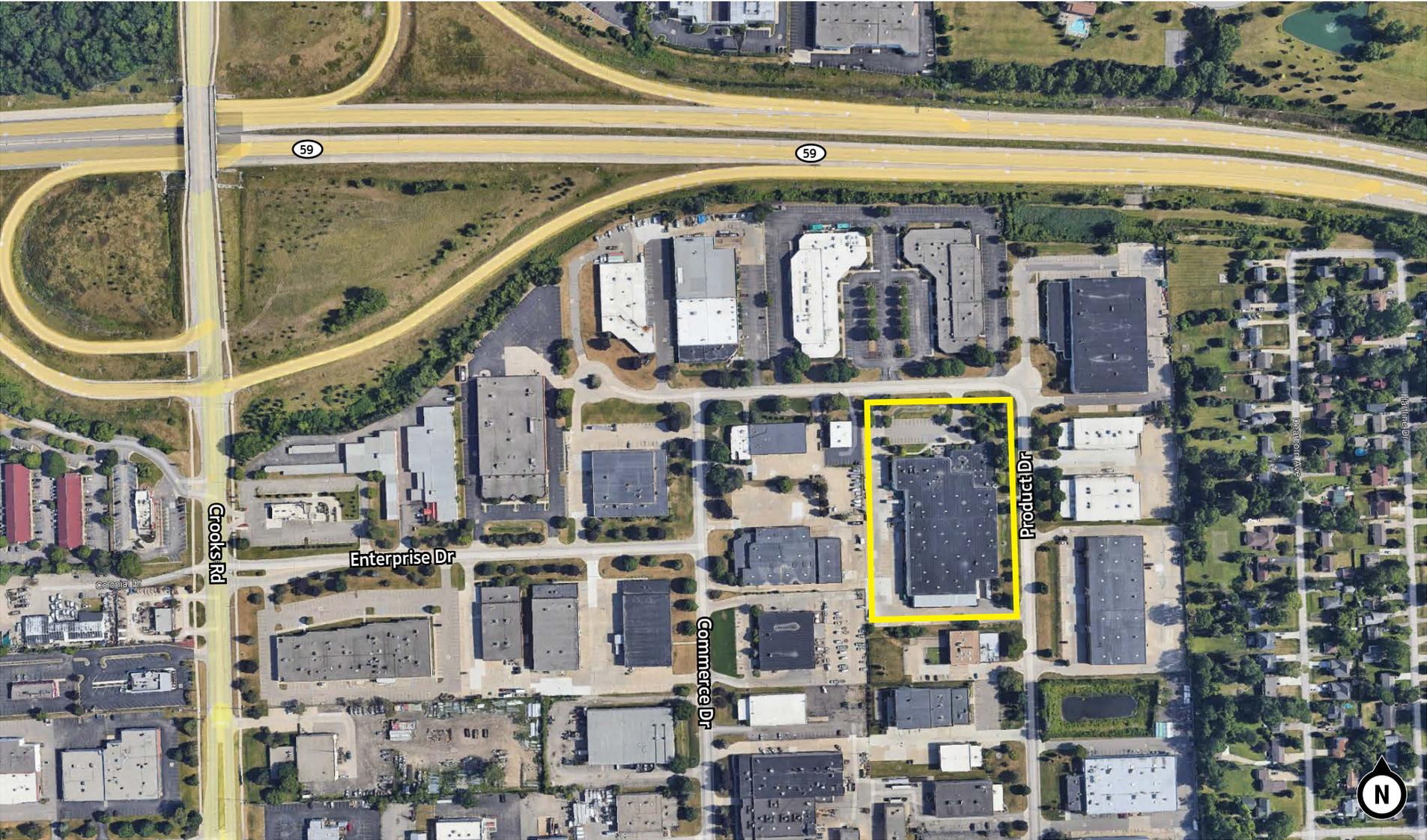
# Property Photos

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# Aerial



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