

9 ACRES FOR SALE

BUILD-TO-SUIT FOR LEASE 100,000-150,000 SF

IDEAL CORPORATE HEADQUARTERS/
TECHNOLOGY & RESEARCH FACILITY



ROCHESTER HILLS, MI

3601 W. HAMLIN RD

For more information, please contact:

GARY STEPHENS

(248) 948 0104 | gstephens@signatureassociates.com



PROPERTY OVERVIEW

- 9 acre site with over 2100' of M-59 frontage
- Ideal for corporate headquarters, technology lab or engineering
- 100,000-150,000 total square feet
- Office-to-suit
- Zoned ORT
- 450 parking spaces, including 125 covered parking spaces
- Prominent M-59 frontage
- Great access to M-59 and I-75
- Experienced Rochester Hills development team
- 50% tax abatement up to 12 years possible



DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	4,830	\$127,554
3 MILE	59,484	\$99,478
5 MILE	173,578	\$107,391

TRAFFIC COUNTS (TWO-WAY)

106,178	M-59 E. of Adams Rd.	108,628	M-59 W. of Adams Rd.
24,747	Hamlin Rd. W. of Adams Rd.	17,324	Hamlin Rd. E. of Adams Rd.
21,572	Adams Rd. N. of Hamlin Rd.	23,428	Adams Rd. S. of Hamlin Rd.

3601 W. HAMLIN ROAD
ROCHESTER HILLS, MICHIGAN

For more information, please contact:
GARY STEPHENS | (248) 948 0104
gstephens@signatureassociates.com



SIGNATURE ASSOCIATES
KNOW SIGNATURE | KNOW RESULTS



SITE PLAN



3601 W. HAMLIN ROAD
ROCHESTER HILLS, MICHIGAN

For more information, please contact:
GARY STEPHENS | (248) 948 0104
gstephens@signatureassociates.com



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS


**HILLSIDE
INVESTMENTS**

