## 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.	





## SITE PLAN



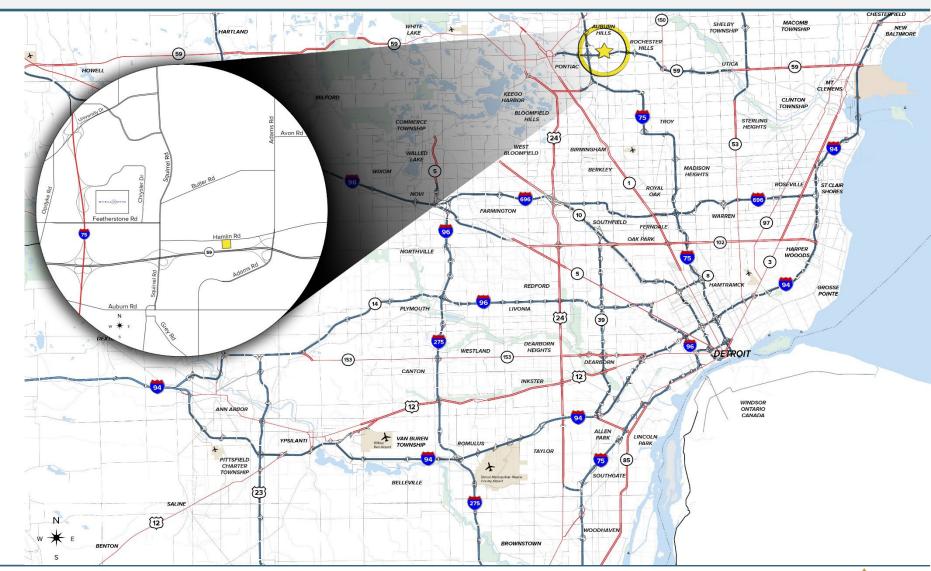
**3601 W. HAMLIN ROAD** ROCHESTER HILLS, MICHIGAN

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## **REGIONAL MAP**



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