

FOR LEASE

WAREHOUSE / RETAIL
LIGHTING SHOWROOM

200 E 2nd ST

ROCHESTER, MI 48307



PROPERTY DETAILS:

- Total Building Area: 16,850 sf
- Showroom sq footage: 4,000
- Warehouse sq footage: 12,850
- Year Built: 1976
- Zoning: I1
- Site/Parcel Size: 1.133 acre
- Stories: 1 story

AVAILABLE MAY 2026

PRICING INFORMATION

- ✓ Lease Rate: \$10.50 sq.ft
- ✓ Lease Type: NNN
- ✓ Real Estate Taxes: \$19k approx
- ✓ Building Insurance: \$ 8,000
- ✓ CAM psf: \$ 3.00 sq ft

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Former site of Michigan Chandelier. Site includes approxately 4,000 sq. ft. showroom used for retail lighting business, with remaining footage used as warehouse. Also has inside loading docks and a fenced-in storage area.