

FOR SALE



# 2776 Commerce Drive

ROCHESTER HILLS, MI 48309

## MAJOR PRICE REDUCTION!

### Square Foot

37,016 SF

### Acreage

2.3

### Zoning

I-1

### Year Built

1985

### Property Type

Industrial, Single Tenant

### Property Highlights

- For Sale
- 37,016 SF with 8,092 SF office
- 1 grade door, 4 exterior truckwells
- Sprinklered
- 2,000 amps / 480-volt power
- 10T crane at 19' underhook
- Radiant heating
- Airlines, buss ducts, outdoor storage
- Great manufacturing or warehousing building

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# NEWMARK

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## Sale

2776 Commerce Dr Rochester Hills, MI 48309-3814



### Pricing Information:

<b>Lease Rate Range:</b>	N/A
<b>Lease Type:</b>	
<b>Sale Price:</b>	\$4,500,000
<b>Price per sf:</b>	\$121.57/sf
<b>Real Estate Taxes psf:</b>	\$0.00
<b>Building Insurance psf:</b>	\$0.00
<b>CAM psf:</b>	N/A

### Property Details:

<b>Total Building Area:</b>	37,016 sf	<b>Parcel ID:</b>	15-28-351-020
<b>Min/Max Available:</b>	37,016 sf	<b>Parking Description:</b>	50
<b>Office Area:</b>	8,092 sf	<b>Rail Served:</b>	No
<b>Property Type:</b>	General Industrial	<b>Cranes:</b>	Yes
<b>Tenancy:</b>	Single-tenant	<b>Heat:</b>	Radiant
<b>Year Built:</b>	01/01/1985	<b>Clear Height Min/Max:</b>	26.0'
<b>Year Renovated:</b>		<b>Grade/Dock Doors:</b>	1 / 4
<b>Zoning:</b>	I-1	<b>Sprinkler:</b>	Yes
<b>Site/Parcel Area:</b>	2.30 acres	<b>Power:</b>	2,000 amps, 480 volt

### Comments:

Great manufacturing or warehousing building, 4 exterior truckwells, 10T crane at 19' underhook, heavy power, airlines, buss ducts, outdoor storage.

#### Geoff Hill

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#### Chris Hill

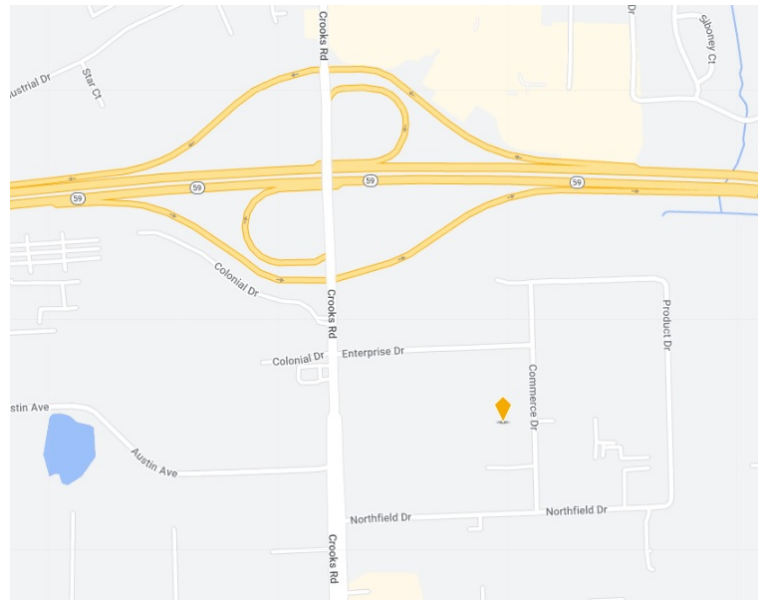
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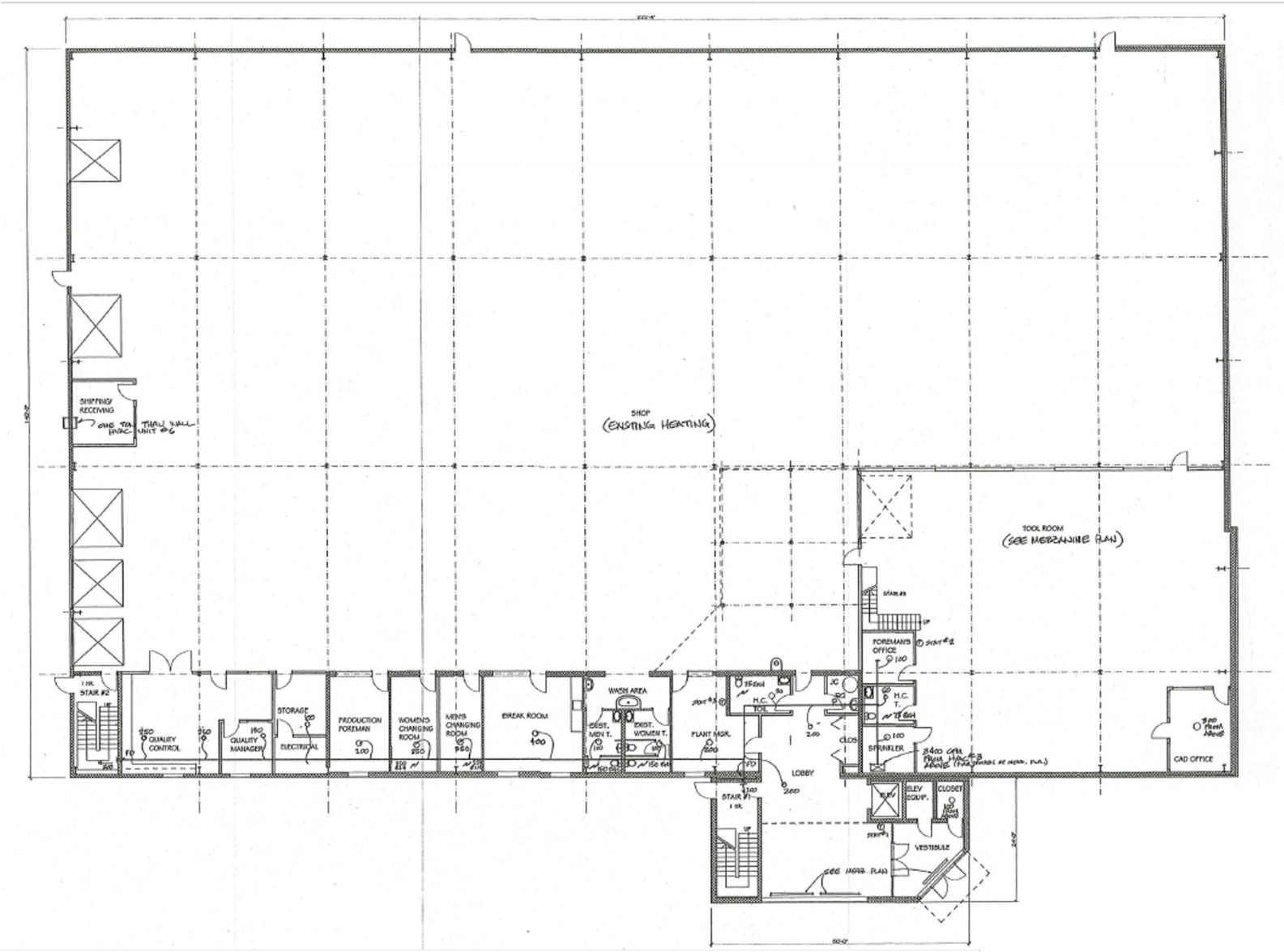
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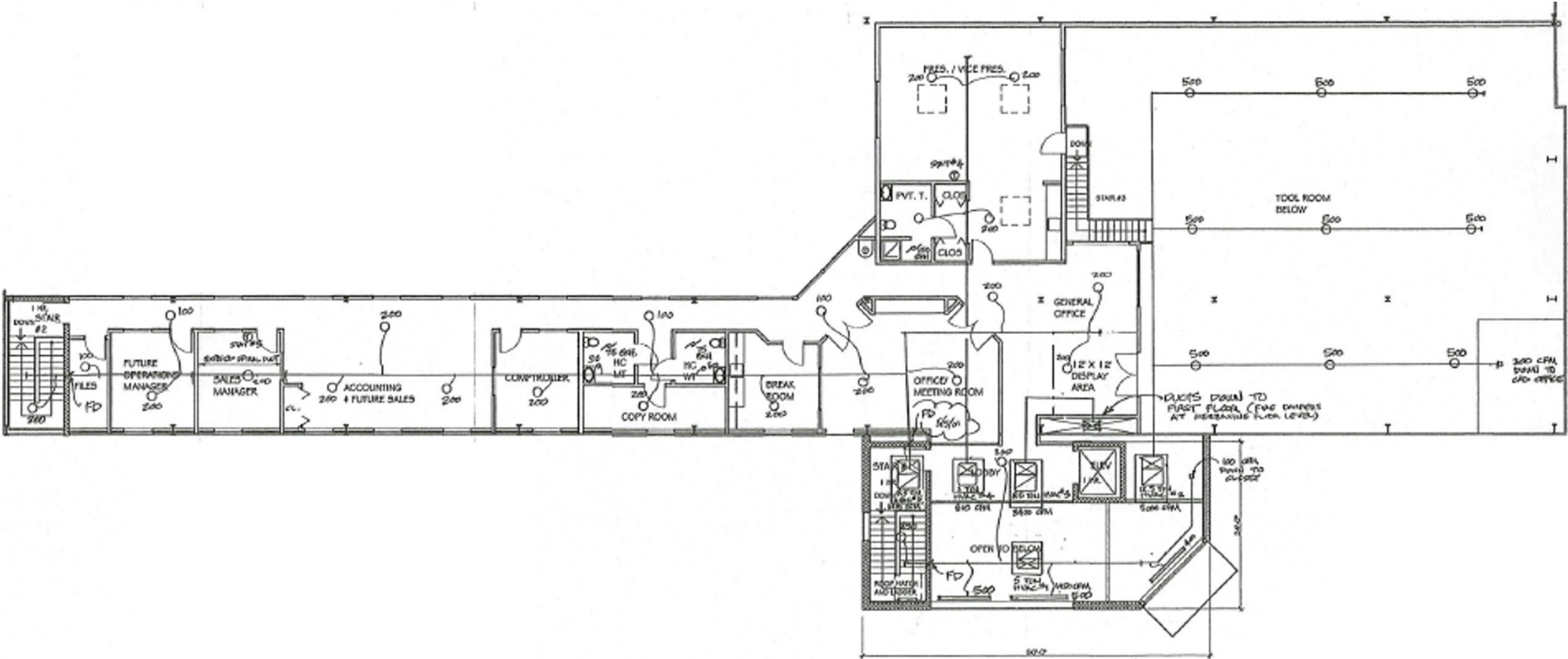
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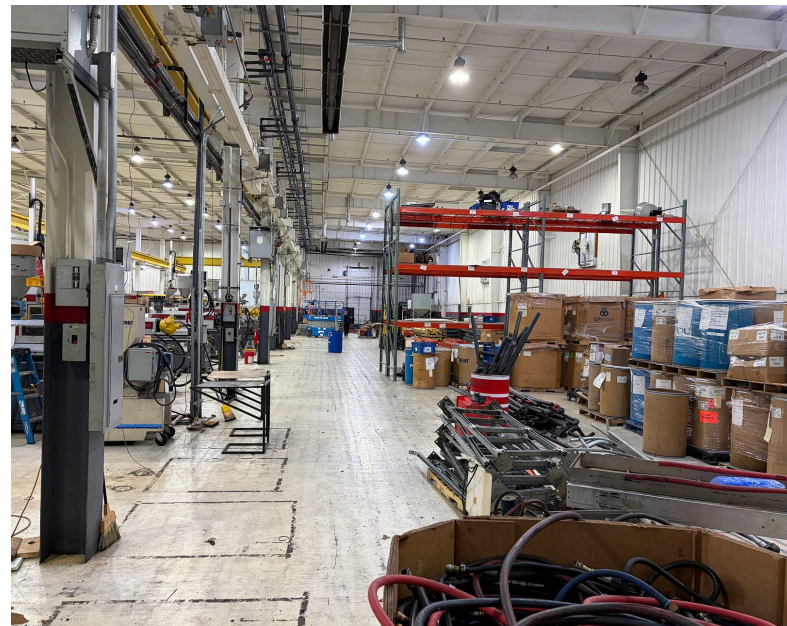
# Floor Plan



# Second Story Office







Interior Photos