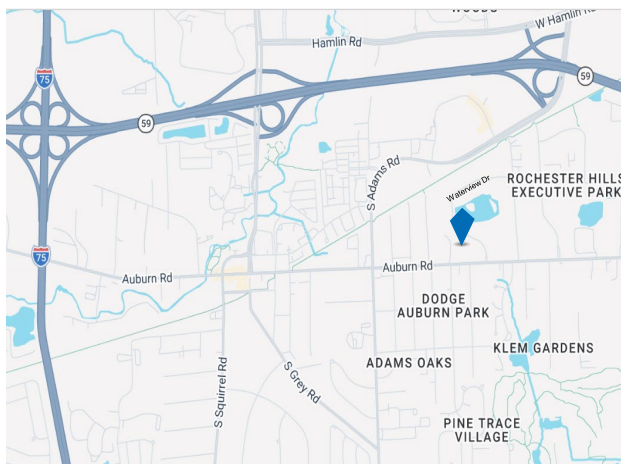




FOR SALE OR LEASE

2998 Waterview Drive

ROCHESTER HILLS, MI 48309



Property Highlights

- 42,582 SF available
- Fully air-conditioned warehouse
- One exterior shared truckwell
- 17' clearance
- Two 12'x14' overhead doors
- Heavy power
- Sealed floors
- LED lights
- Open office layout

For information, please contact:

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Chris Hill
Managing Director
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Lease/Sale

2998 Waterview Dr Rochester Hills, MI 48309



Pricing Information:

Lease Rate Range:	\$8.50-\$8.50 NNN
Lease Type:	NNN
Sale Price:	Contact Broker
Price per SF:	
Real Estate Taxes psf:	\$1.63
Building Insurance psf:	\$0.00
CAM psf:	N/A

Property Details:

Total Building Area:	82,800 sf	Parcel ID:	15-30-376-017
Min/Max Available:	42,582 sf	Parking Description:	200
Office Area:	14,950 sf	Rail Served:	No
Property Type:	General Industrial	Cranes:	No
Tenancy:	Multi-tenant	Heat:	GFA
Year Built:	01/01/1987	Clear Height Min/Max:	17.0'
Year Renovated:	01/01/2015	Grade/Dock Doors:	2 / 1
Zoning:	I-1	Sprinkler:	Yes
Site/Parcel Area:	8.46 acres	Power:	2,000 amps, 480 volt

Comments:

LED Lights, Ample Parking, fully air conditioned warehouse, heavy power, exterior truck well, floor drains, sealed floors. Contact listing brokers for pricing.

Geoffrey Hill

248.350.1492

Geoff.Hill@nmrk.com

Chris Hill

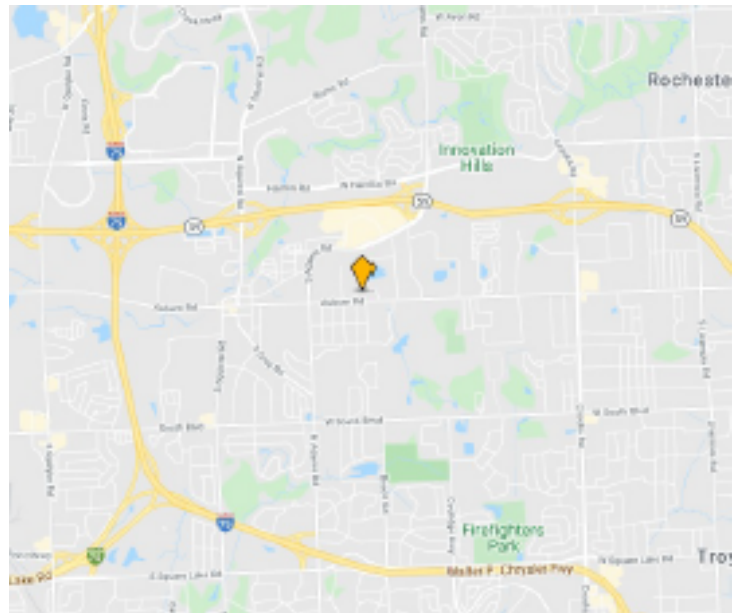
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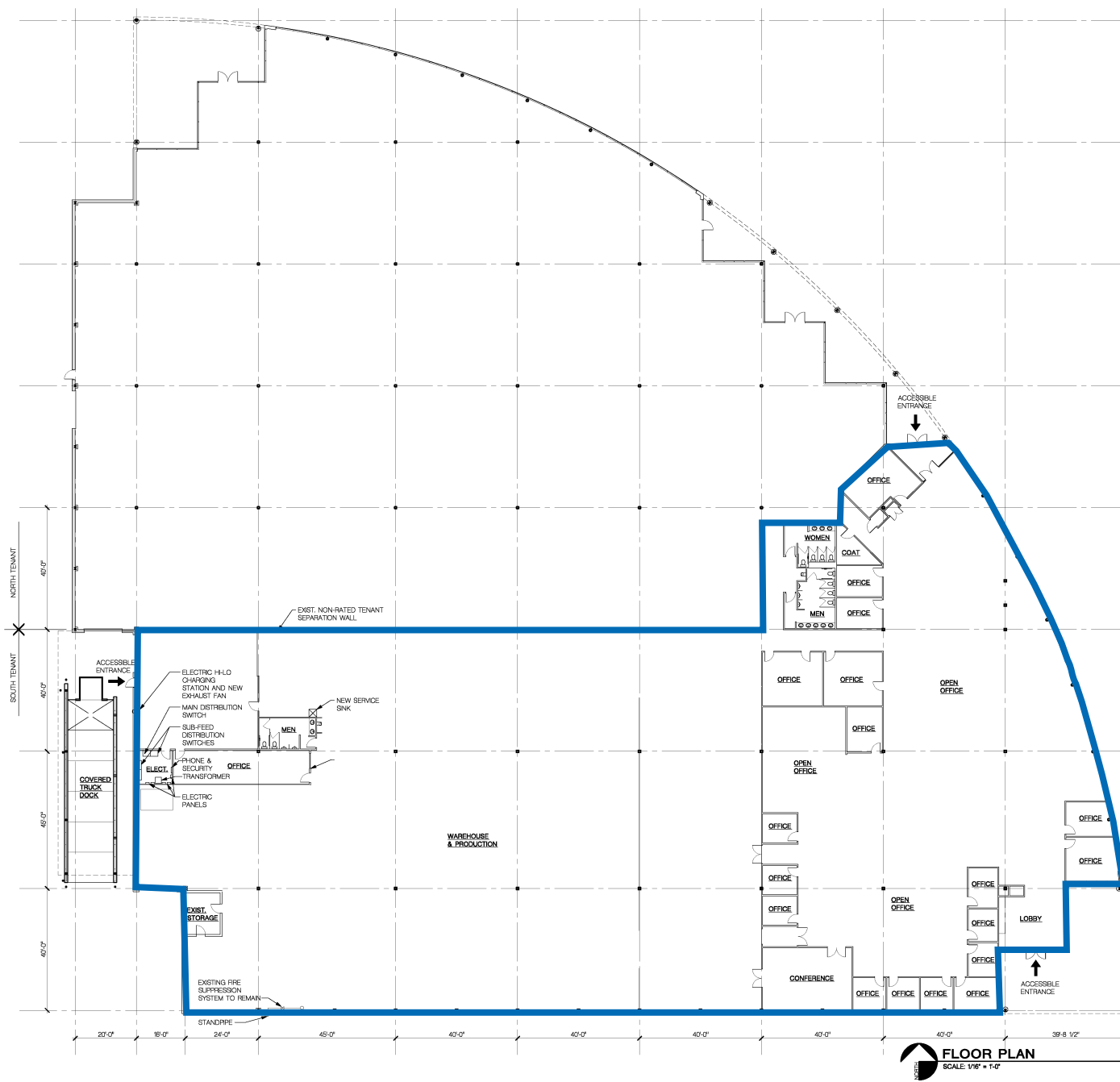
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