

FOR SALE or LEASE



1655 W Hamlin Rd, Rochester Hills, MI

30,000 RSF LIGHT INDUSTRIAL BUILDING

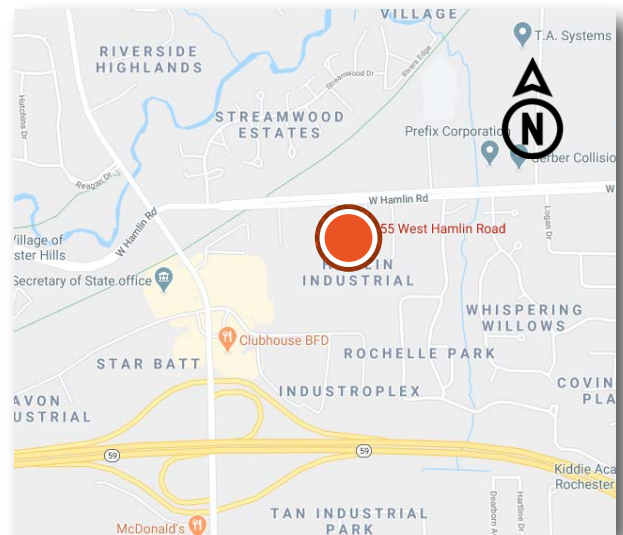
- Newer Construction - Built In 2007
- Located In High Occupancy Market
- Immediate Occupancy

BUILDING AMENITIES

- 110 On-Site Parking Spaces
- Fully Air-Conditioned
- (2) Grade Level Doors
- 20' Ceilings
- Proposed Exterior Truck Dock
- Easy Access to M-59 & Connecting Freeways

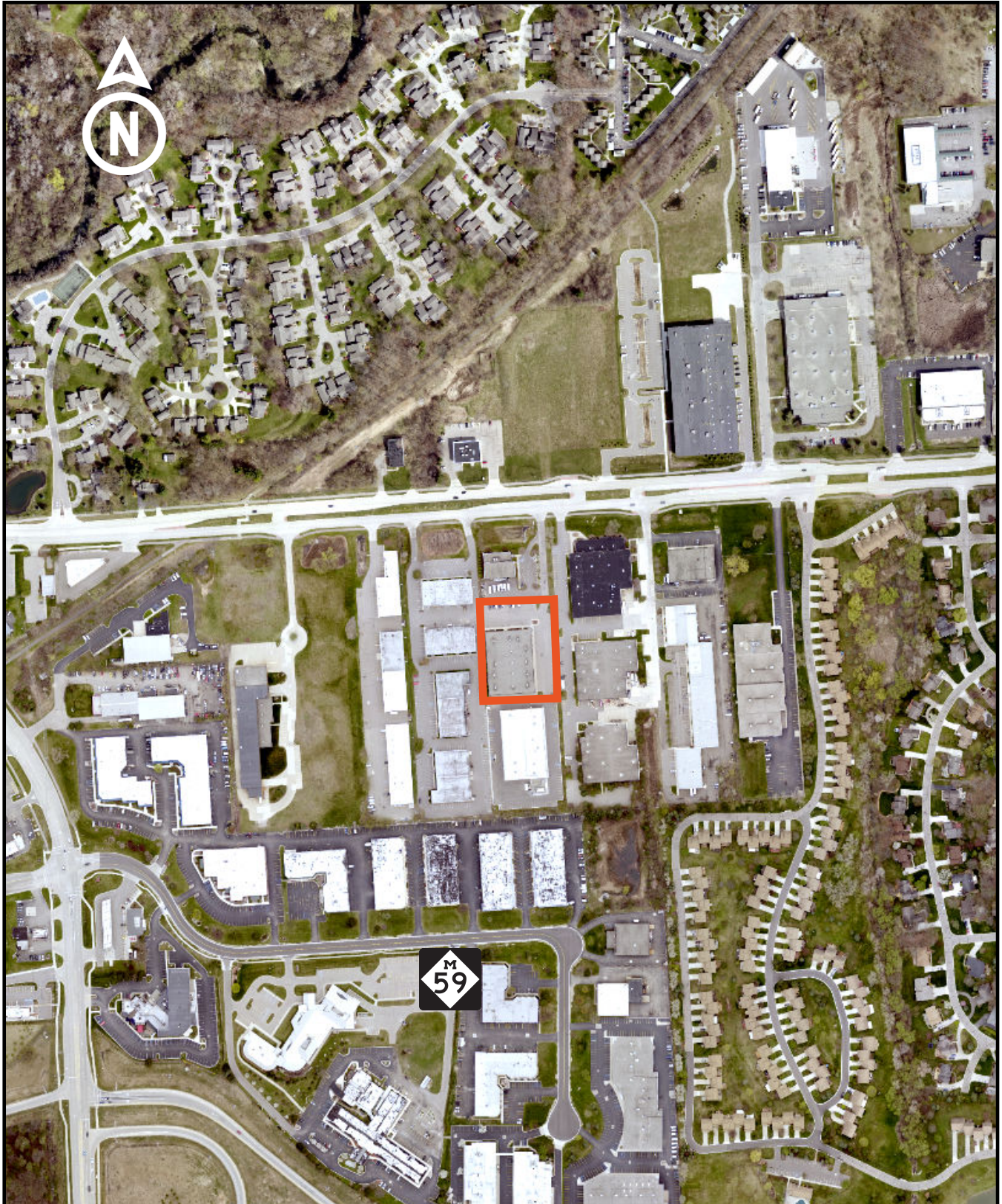
PRICING

- Sale Price: \$3,395,000
- Lease Rate: \$8.95 NNN
Low NNN's (taxes = \$1.25 PSF)



AERIAL

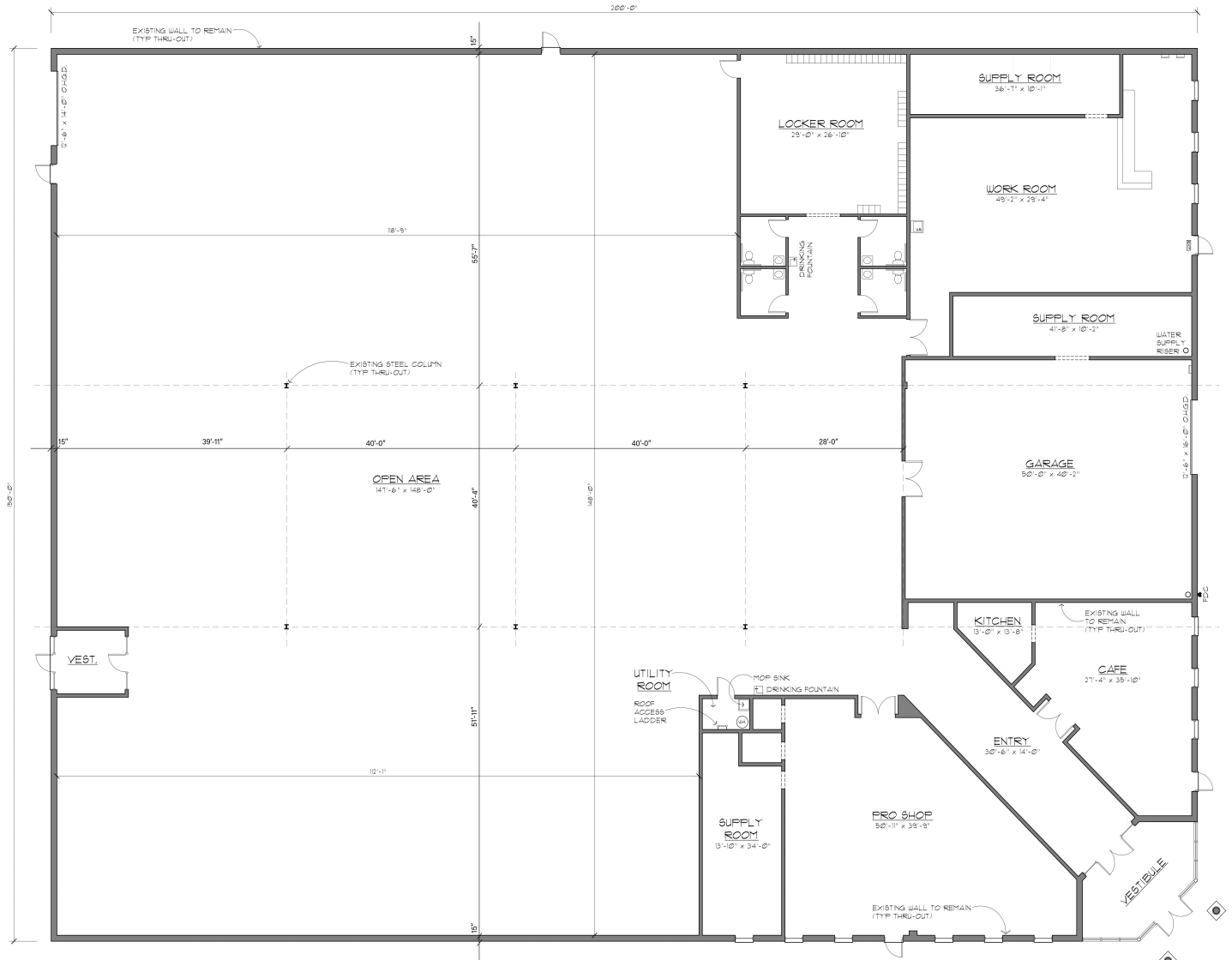
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Rochester Hills, MI



FLOOR PLAN

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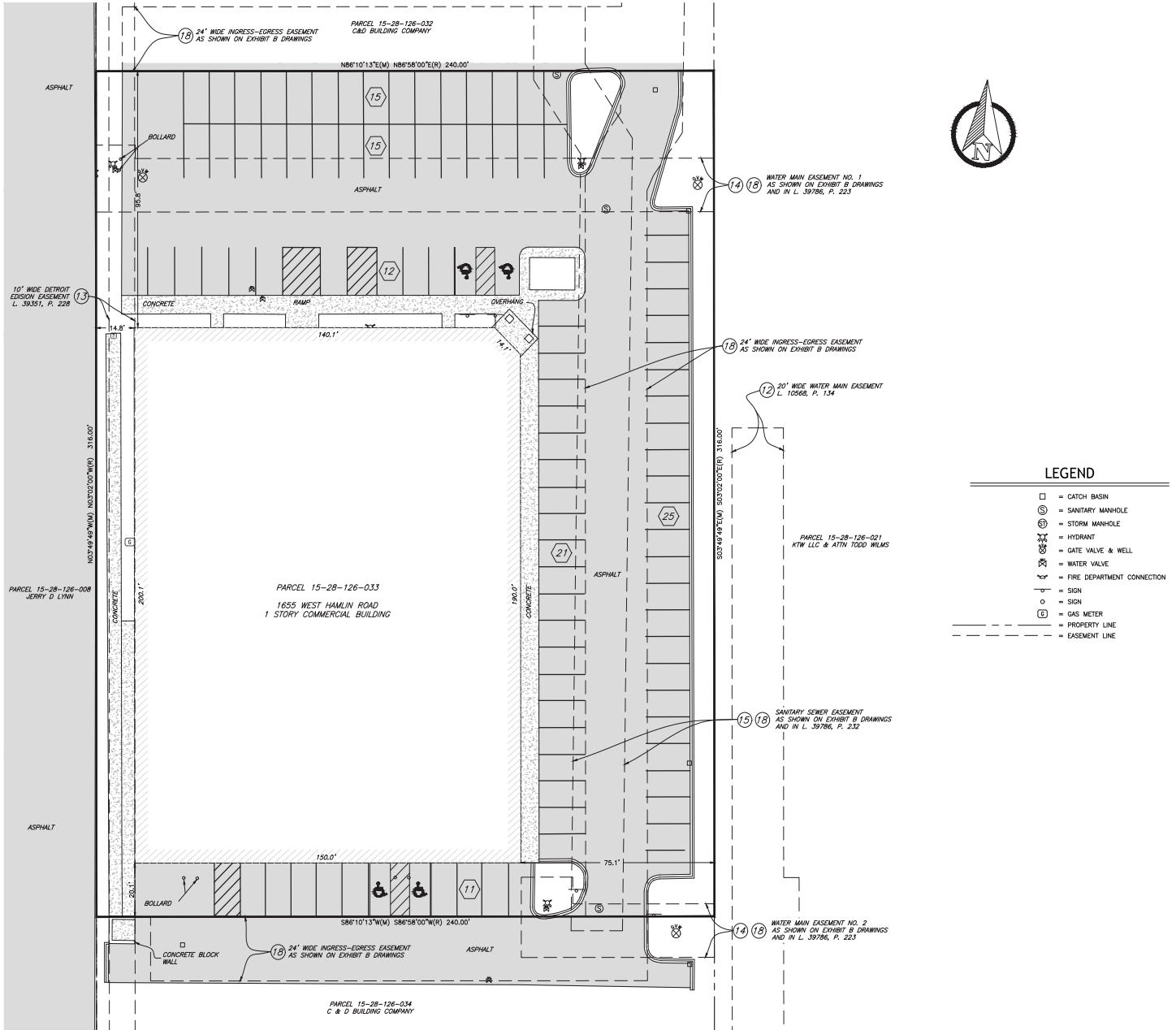
360° VIRTUAL TOUR



A6-BUILT FLOOR PLAN
NOT TO SCALE

TOTAL SQUARE FOOTAGE: 29,362 SF





LEGEND

- = CATCH BASIN
- = SANITARY MANHOLE
- = STORM MANHOLE
- = HYDRANT
- = GATE VALVE & WELL
- = WATER VALVE
- = FIRE DEPARTMENT CONNECTION
- = SIGN
- = SIGN
- = GAS METER
- = PROPERTY LINE
- = EASEMENT LINE

- NOTES**
- BEARINGS ARE BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FEET, NSRS 2011.
 - THE PARCEL CONTAINS 1.74+/- ACRES OF LAND.
 - THERE ARE 99 PARKING SPACES ON THE SUBJECT PARCEL (4 HANDICAP ACCESSIBLE SPACES AND 95 STANDARD SPACES).
 - THE ASPHALT LOCATED ON THE SUBJECT PARCEL EXTENDS NORTHERLY AND SOUTHERLY OF THE PARCEL LINES.
 - THE SITE HAS ACCESS TO HAMLIN ROAD THROUGH AN INGRESS-EGRESS EASEMENT ACROSS UTILITY 1, AS SHOWN ON THE EXHIBIT B DRAWINGS FOR HAMLIN INDUSTRIAL CONDOMINIUM.

CERTIFICATION

TO: INDUSTRIAL VENTURES I, LLC, A MICHIGAN LIMITED LIABILITY COMPANY,
1655 HAMLIN ACQUISITION LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AND
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELDWORK WAS COMPLETED ON MARCH 9, 2017.

ROBERT E. HORNYAK, P.S. 44286 DATE _____

PROPOSED TRUCK DOCK LOCATION

1655 W Hamlin Rd
Rochester Hills, MI

