

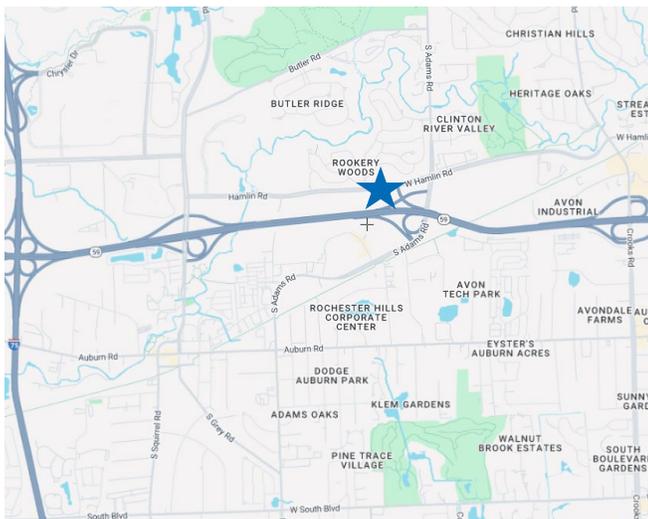


FOR SALE OR LEASE

3255 W. Hamlin Rd.

Rochester Hills, MI 48309

Location-Location-Location



Property Highlights

- 83,663 Square Feet
- M-59 / Adams Road exposure
- Meticulously Maintained
- (1) Exterior Truckwell

For information, please contact:

Chris Dowell

Senior Managing Director

t 248-447-2717

chris.dowell@nrmk.com

39400 Woodward Ave., Suite 100
Bloomfield Hills, MI 48304



nrmk.com

NEWMARK

Licensed in Michigan as Newmark Real Estate

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

INDUSTRIAL – Sale or Lease

3255 W. Hamlin Rd.
Rochester Hills, MI 48309



Total Building Size: 83,663
Total Available: 83,663
Age: 1996
Factory:
Office:
Minimum Divisible: 83,663
Zoned: Commercial / R&D

Sale Price: \$11,775,000 (\$140.74/SF)
Lease Rate: \$13.25/SF NNN
Taxes: \$1.25/SF (2025)

Property Details

Acreage:	5.99	Power:	
Frontage:		Buss:	
Depth:		Lights:	
Parking:	210+	Truckwell:	(1) Exterior
Expandable:		Grade Door:	(1) 10'x10'; (1) 12'x14'
Storage:		Heating:	
Clearance:	18'	A/C:	100%
Bay Size:		Sprinklered:	Yes
Lavatories:	9	Airlines:	Yes
Crane:		Compressor:	Yes
Underhook:		Floordrains:	Yes

Additional Information:

A very rare and unique property that is meticulously maintained. Tremendous M-59 exposure. Newer parking lot. Two-story. Lots and lots of natural light.

Contact Information:

[Chris Dowell](#)

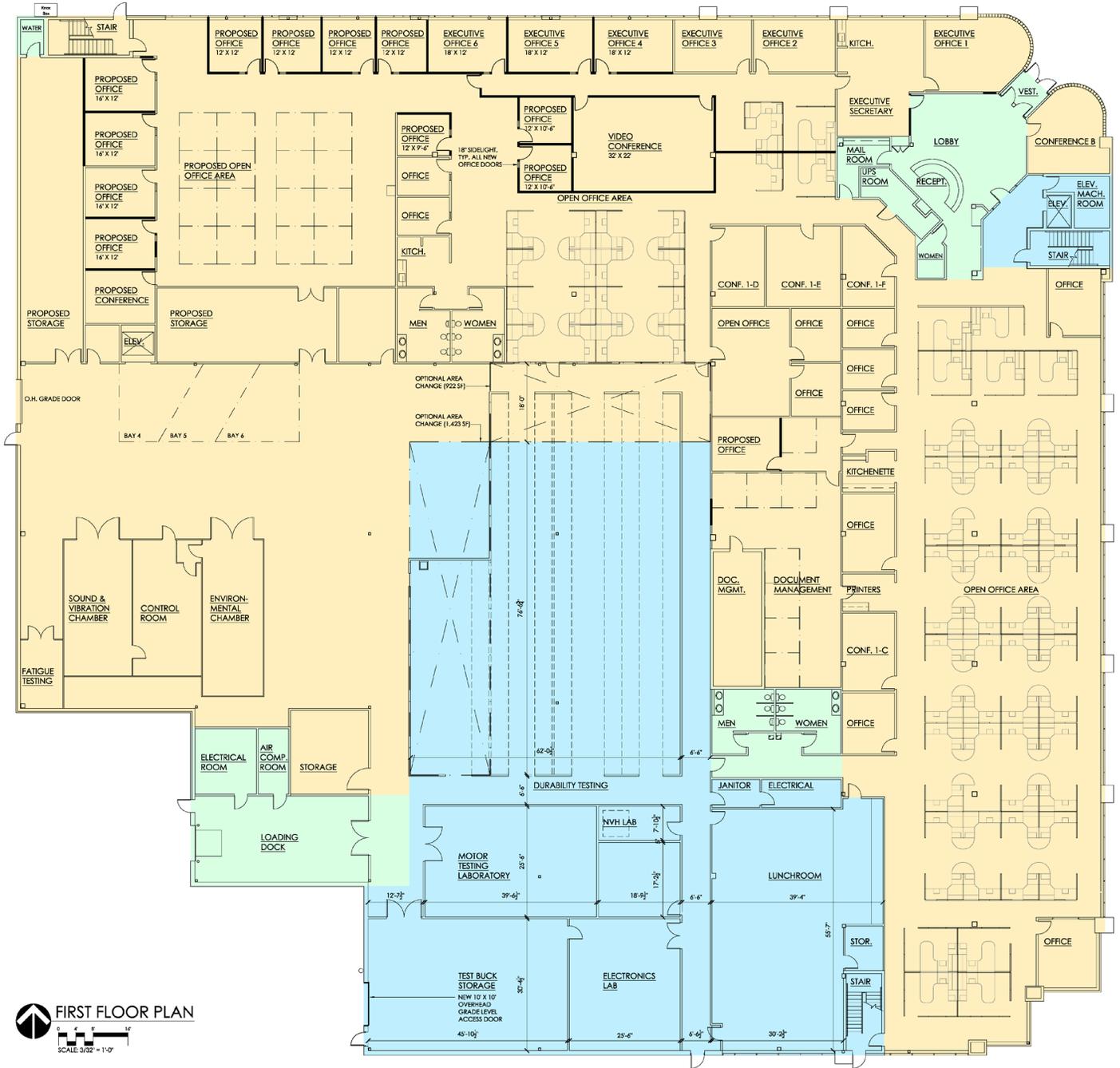
248-447-2717

chris.dowell@nrmk.com

NEWMARK

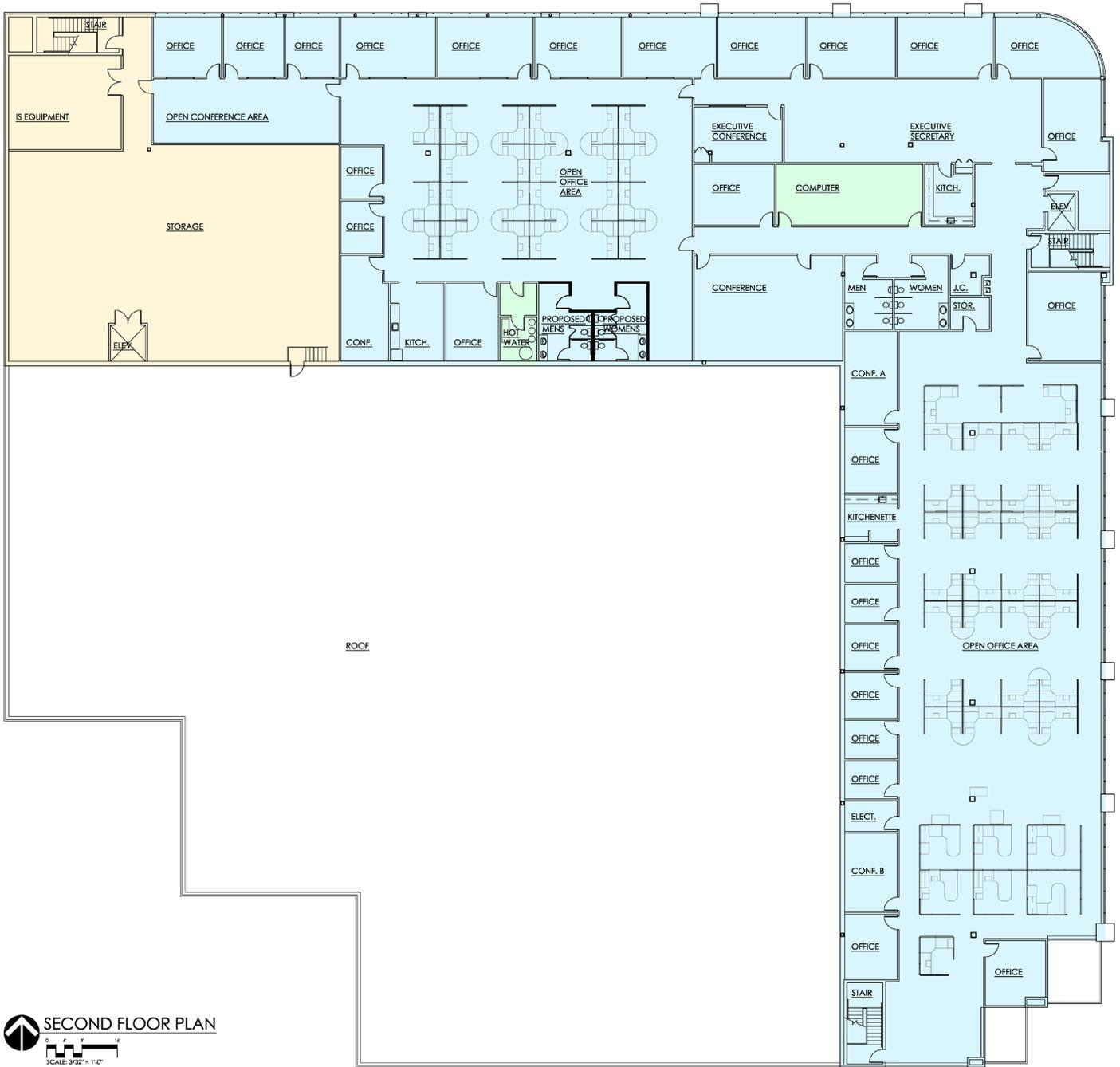
The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

First Floor



FIRST FLOOR PLAN
 SCALE: 3/32" = 1'-0"

Second Floor



 **SECOND FLOOR PLAN**
SCALE: 3/32" = 1'-0"

