

PROPERTY FOR SUBLEASE

1935-1955 Enterprise

Rochester Hills, MI 48309



L. MASON CAPITANI

CORFAC INTERNATIONAL

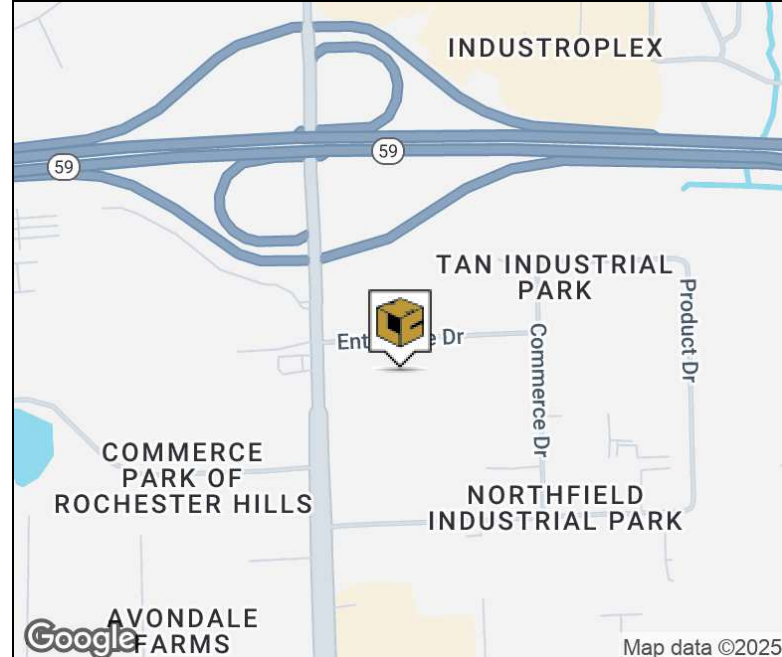
CELEBRATING 60 YEARS

PROPERTY SUMMARY



Property Highlights

- 41,400 Square Feet
- Sublease Through September 30, 2026
- Unit Possibly Divisible
- Main Road Exposure on Crooks Road
- Flexible Zoning
- 100% Air Conditioned
- Lab Space Throughout Warehouse
- Entire 53,400 SF Building For Sale



FOR MORE INFORMATION:

Jason Capitani, SIOR, CCIM

Managing Partner

248.637.7684

jcapitani@LMCap.com



CONNECT WITH US

248.637.9700 | www.LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

PROPERTY FOR SUBLEASE

1935-1955 Enterprise

Rochester Hills, MI 48309

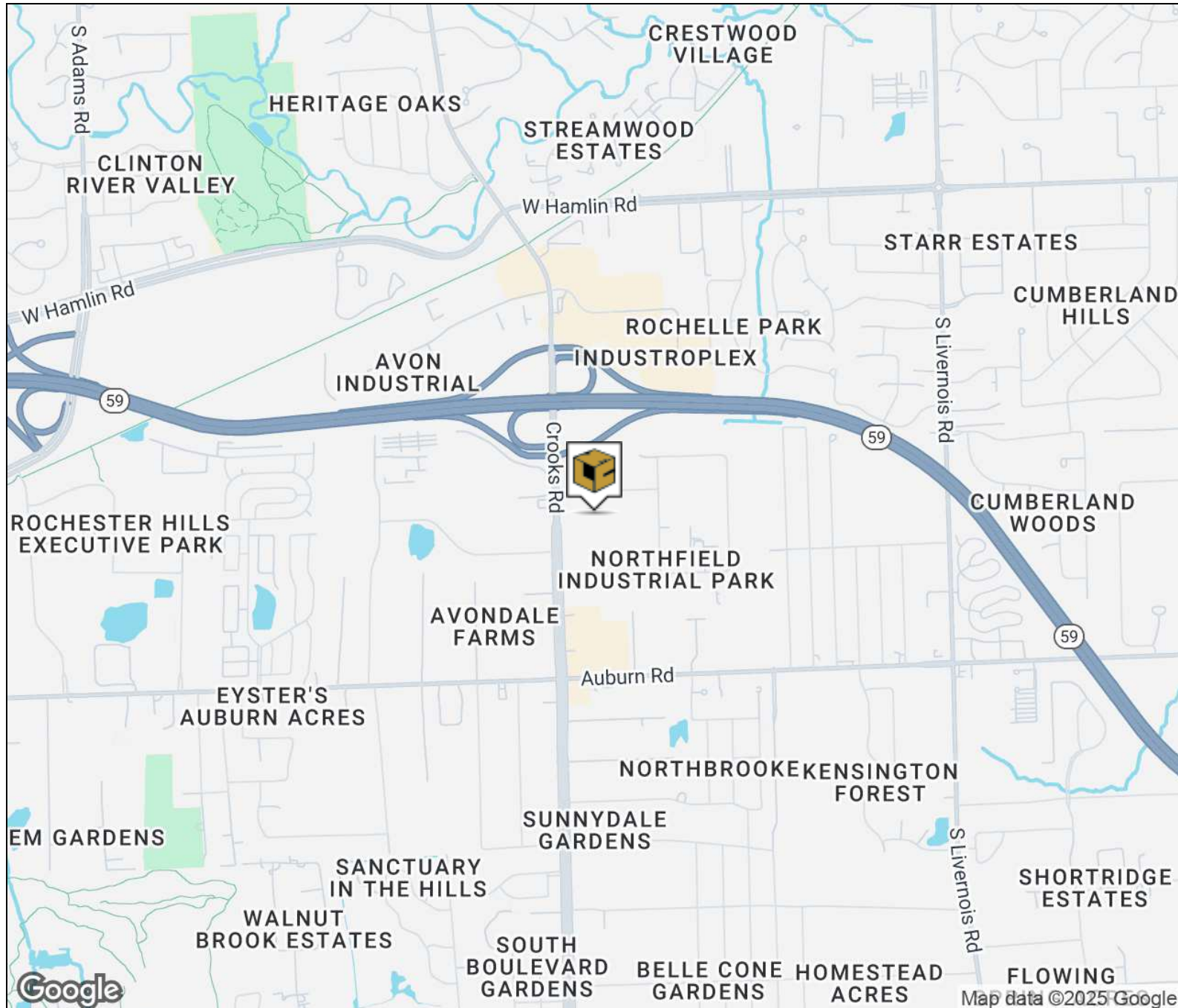


L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

LOCATION MAP



FOR MORE INFORMATION:

Jason Capitani, SIOR, CCIM

Managing Partner

248.637.7684

jcapitani@LMCap.com



CONNECT WITH US

248.637.9700 | www.LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

PROPERTY FOR SUBLEASE

1935-1955 Enterprise

Rochester Hills, MI 48309



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

INDUSTRIAL PROPERTY DETAILS

Lease Rate	\$7.75 SF/yr NNN
Monthly Rate	\$26,737.50

Building Information

Building Size	53,400 SF
Available SF	41,400 SF
Factory SF	15,700 SF
Office Space	25,700 SF
Year Built	1987
Tenancy	Duplex
Number of Grade Level Doors	2
Overhead Door Size	12'x14'
Fire Suppression	Yes
Ceiling Height	16 ft
Mezzanine	Yes
Power Description	277/480 Volt, 2,000 Amps
Number of Parking Spaces	119
Heating	Central
A/C	100%
Restrooms	4
Lighting	LED

Location Information

Street Address	1935-1955 Enterprise
City, State, Zip	Rochester Hills, MI 48309
County	Oakland
Side of Street	South
Nearest Highway	M-59

Property Information

Property Type	Hi-Tech/Flex
Zoning	Employment Center District
Property Subtype	Light Industrial
Lot Size	4.5 Acres
APN #	70-15-28-302-013
Lot Frontage	588'
Lot Depth	350'
Site Description	Located within TAN Industrial Park, east off Crooks Rd, south of M-59.

FOR MORE INFORMATION:

Jason Capitani, SIOR, CCIM

Managing Partner

248.637.7684

jcapitani@LMCap.com



CONNECT WITH US

248.637.9700 | www.LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.

PROPERTY FOR SUBLEASE

1935-1955 Enterprise

Rochester Hills, MI 48309

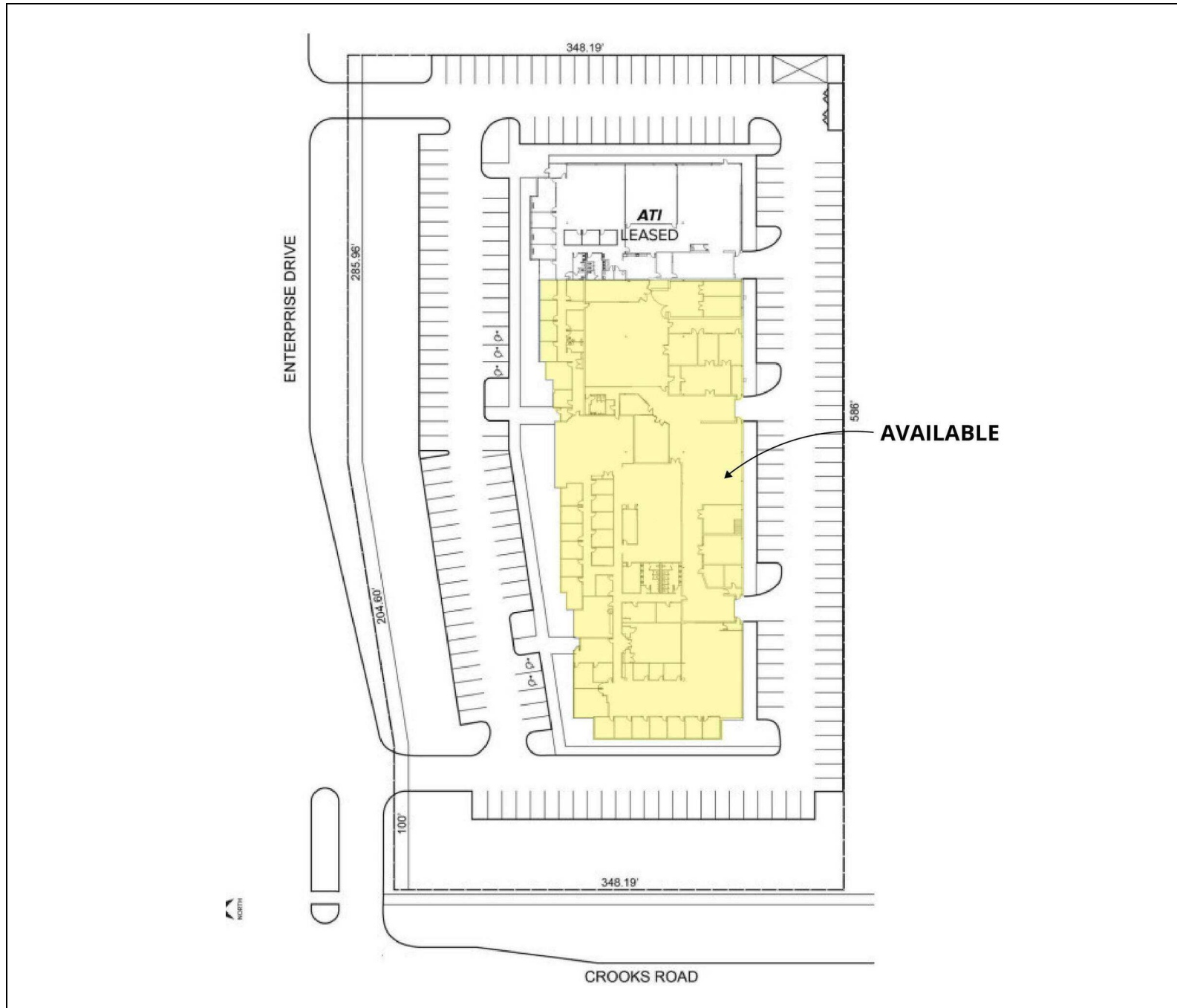


L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

FLOOR PLANS



FOR MORE INFORMATION:

Jason Capitani, SIOR, CCIM

Managing Partner

248.637.7684

jcapitani@LMCap.com



CONNECT WITH US

248.637.9700 | www.LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.