

2638 BOND STREET  
ROCHESTER HILLS, MICHIGAN

INDUSTRIAL FOR LEASE  
42,058 Square Feet Available



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ASSOCIATES**  
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## PROPERTY FEATURES

- 42,058 square feet available
  - **First Floor:**
    - Office – 9,760 Square Feet
    - Lab – 3,000 Square Feet
  - **Second Floor**
    - Office – 4,360 Square Feet
    - Lab – 3,000 Square Feet
- 600 square foot metal mezzanine
- 21' clear height
- (1) 12' x 14' grade level door, (2) truckwells
- Located on 2.09 acres
- Zoned L-1
- 2,000 amps, 240 volts power
- Additional 115 parking spots potentially available for lease behind the building (see site plan)
- Immediate access to M-59 ramp at Adams, minutes from I-75
- Lease Rate: \$8.95/sq. ft. NNN



For more information, please contact:

**KRIS PAWLOWSKI**

(248) 359 3801

kpawlowski@signatureassociates.com

**JOE HAMWAY**

(248) 948 0113

jhamway@signatureassociates.com

**SIGNATURE ASSOCIATES**

One Towne Square, Suite 1200

Southfield, MI 48076

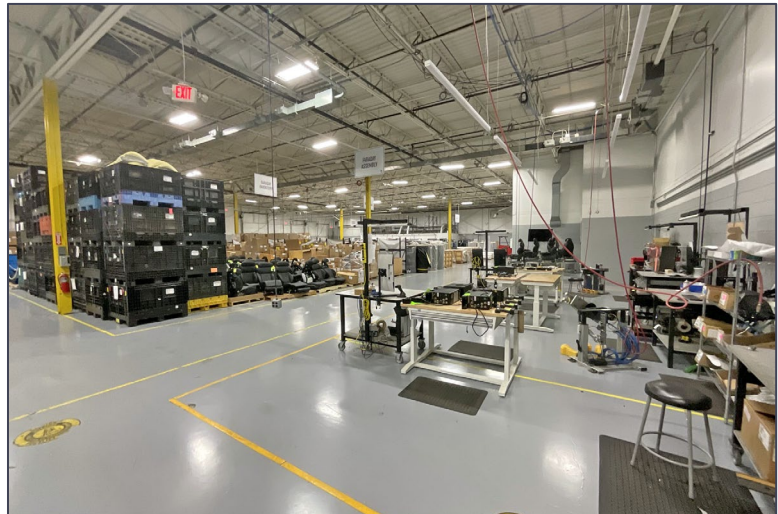
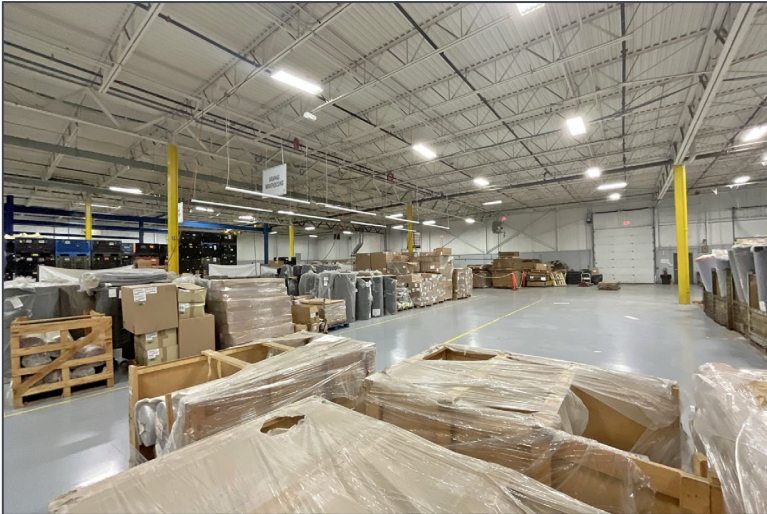
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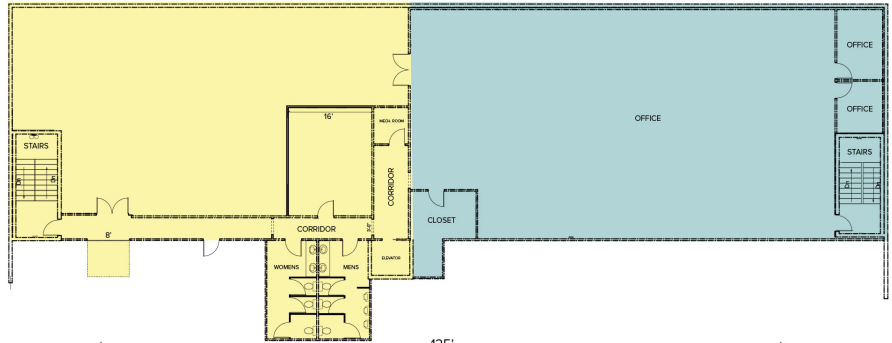
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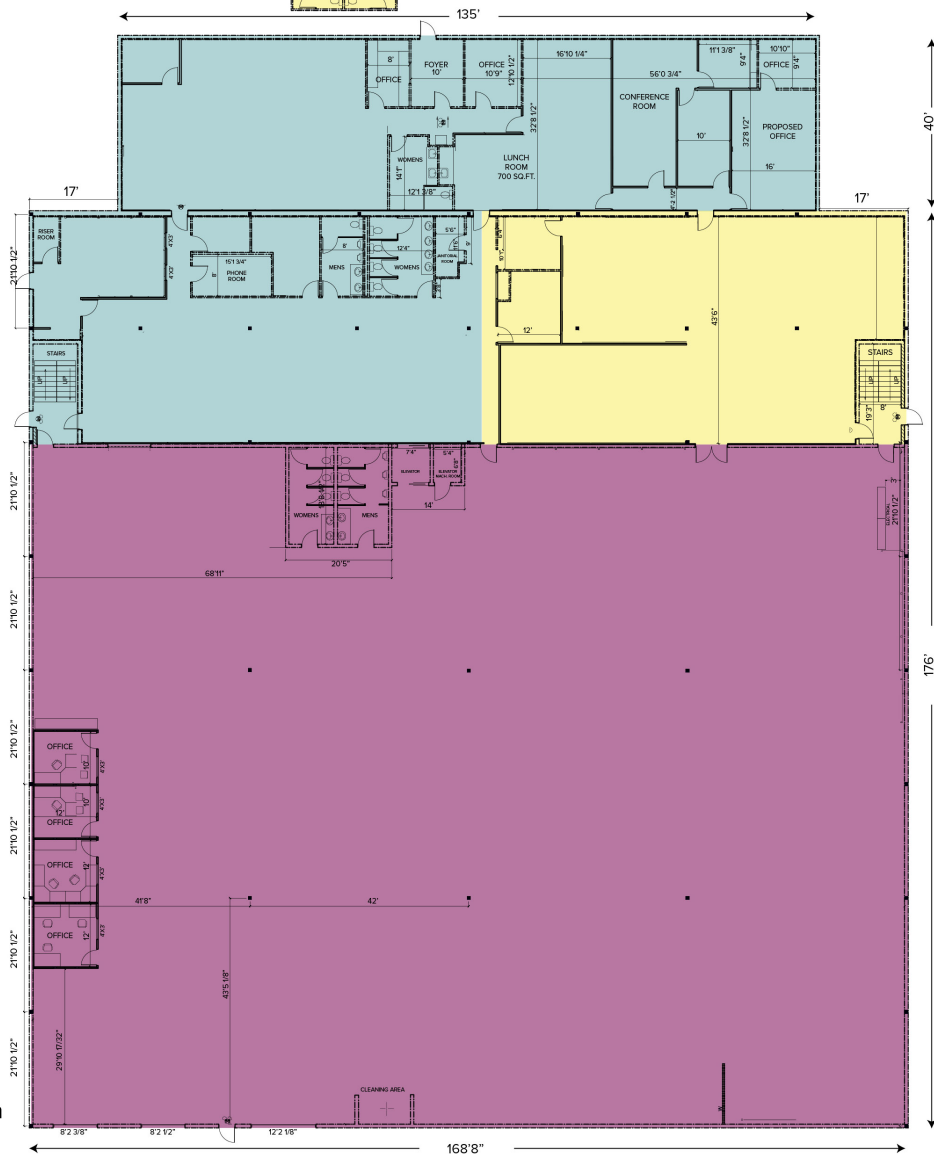
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AVAILABLE

### Floor Plan

SECOND FLOOR



FIRST FLOOR



42,058 Total Square Feet Available

- Office – 5,400 SF | 4,360 SF | 4,360 SF
- Lab – 3,000 SF | 3,000 SF
- Shop – 21,940 SF

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Aerial



Additional Parking Area

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