

**INDUSTRIAL PROPERTY // FOR SUBLEASE**

# RARE SHORT-TERM (OR LONGER) SUBLEASE: 7,410 SF OPEN WAREHOUSE FLEX-SPACE

1956 STAR BATT DR

ROCHESTER HILLS, MI 48309



- 6,410 SF of Open Warehouse
- Three 12' Roll-Up Overhead Doors
- Rare Short-Term Lease through July 2025
- 14' Ceiling Clear Height
- Short Distance from M-59 and I-75
- EC | Employment Center Zoning
- Well below market rent rate
- Ideal for storage, industrial, pickleball, and fitness.



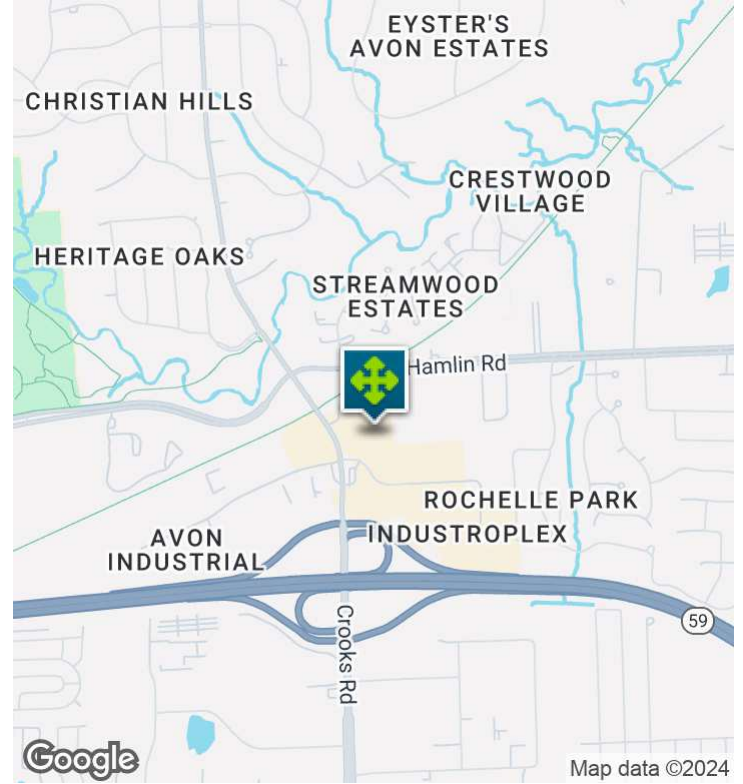
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# EXECUTIVE SUMMARY



<b>Lease Rate</b>	<b>\$4,174.00 PER MONTH (NNN)   NETS \$2.74 //SF</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	23,959 SF
<b>Available SF:</b>	7,410 SF
<b>Lot Size:</b>	7.82 Acres
<b>Year Built:</b>	1979
<b>Zoning:</b>	EC   Employment Center
<b>Market:</b>	Detroit
<b>Submarket:</b>	Auburn Hills, Pontiac & Rochester
<b>Traffic Count:</b>	27,000

## PROPERTY OVERVIEW

Join a variety of tenants at this professionally managed/maintained RH Business Park. A rare short-term sublease is now available through July 2025. There is currently a 7,410 SF suite available with 1,000 SF for two office areas and two restrooms. Approximately 100' x 75' unit. The 6,410 SF warehouse is wide open with three overhead doors and 14' clear ceiling height. Ideal for storage, light industrial or fitness uses such as pickleball. Space includes a 220 outlet and floor drains. Well below market rate rent. \$6.76/SF triple net. \*\*The Subtenant has the option to sign for a short-term period of the remainder of the lease or long-term deal.

## LOCATION OVERVIEW

This building is located in an industrial grove of Rochester Hills. Convenient location just north of the Crooks Road exit off M-59. Minutes from I-75. Easy access to Rochester, Troy, and northern areas of Oakland County. Near Speedway and Griffin Claw Clubhouse.



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## INDUSTRIAL DETAILS

<b>Property Type:</b>	Industrial
<b>Building Size:</b>	23,959 SF
<b>Space Available:</b>	7,410 SF
<b>Shop SF:</b>	6,410 SF
<b>Office SF:</b>	1,000 SF
<b>Mezzanine SF:</b>	N/A
<b>Occupancy:</b>	Immediate
<b>Zoning:</b>	EC   Employment Center
<b>Lot Size:</b>	7.82 Acres
<b>Parking Spaces:</b>	10-12
<b>Fenced Yard:</b>	No
<b>Trailer Parking:</b>	Yes
<b>Year Built / Renovated:</b>	1979
<b>Construction Type:</b>	Masonry
<b>Clear Height:</b>	14'
<b>Overhead Doors:</b>	Three (3) 10' x 12'
<b>Truckwells/Docks:</b>	No
<b>Power:</b>	240 Volts   200 AMPS   3 Phase
<b>Air Conditioning:</b>	Office Only
<b>Shop Heat:</b>	Yes
<b>Lighting:</b>	Yes
<b>Sprinklers:</b>	No
<b>Airlines:</b>	Yes
<b>Floor Drains:</b>	Yes
<b>Exhaust Fans:</b>	Yes
<b>Taxes:</b>	N/A



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# ADDITIONAL PHOTOS





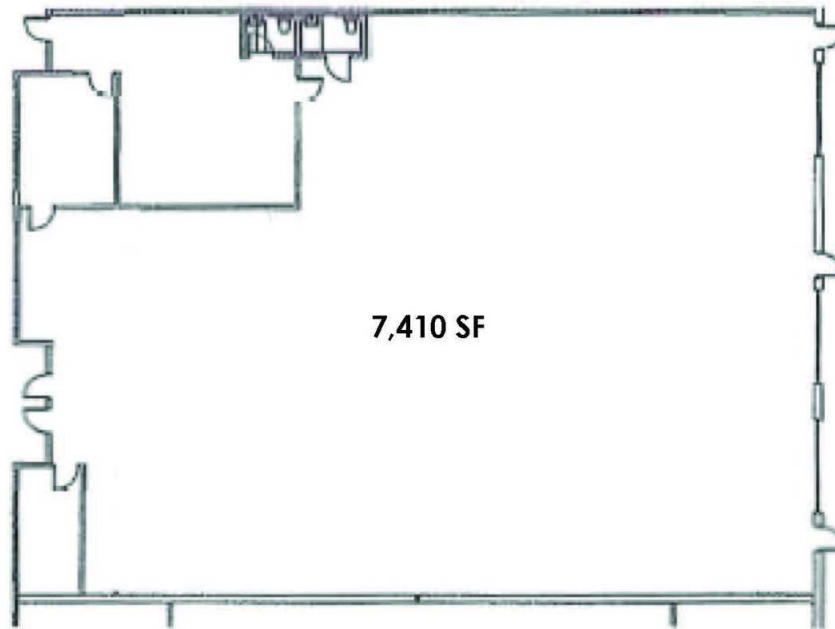
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# ADDITIONAL PHOTOS



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# FLOOR PLANS



1820/1954/1956/1958 FLOOR PLAN

SCALE: NONE

## ANK Holdings

RH BUSINESS PARK  
1820, 1954 -1958 STAR BATT DRIVE  
ROCHESTER HILLS, MI 48309



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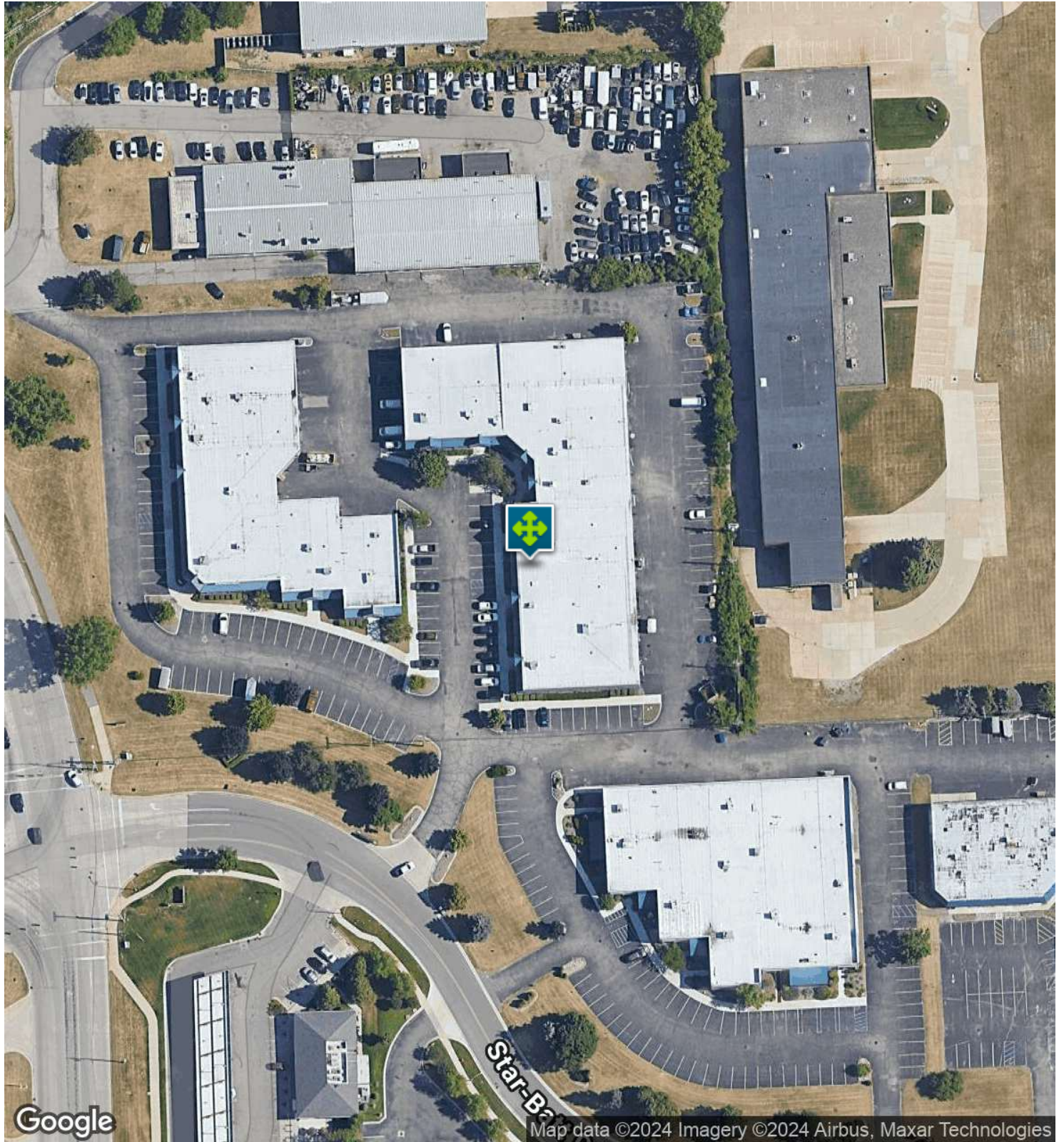
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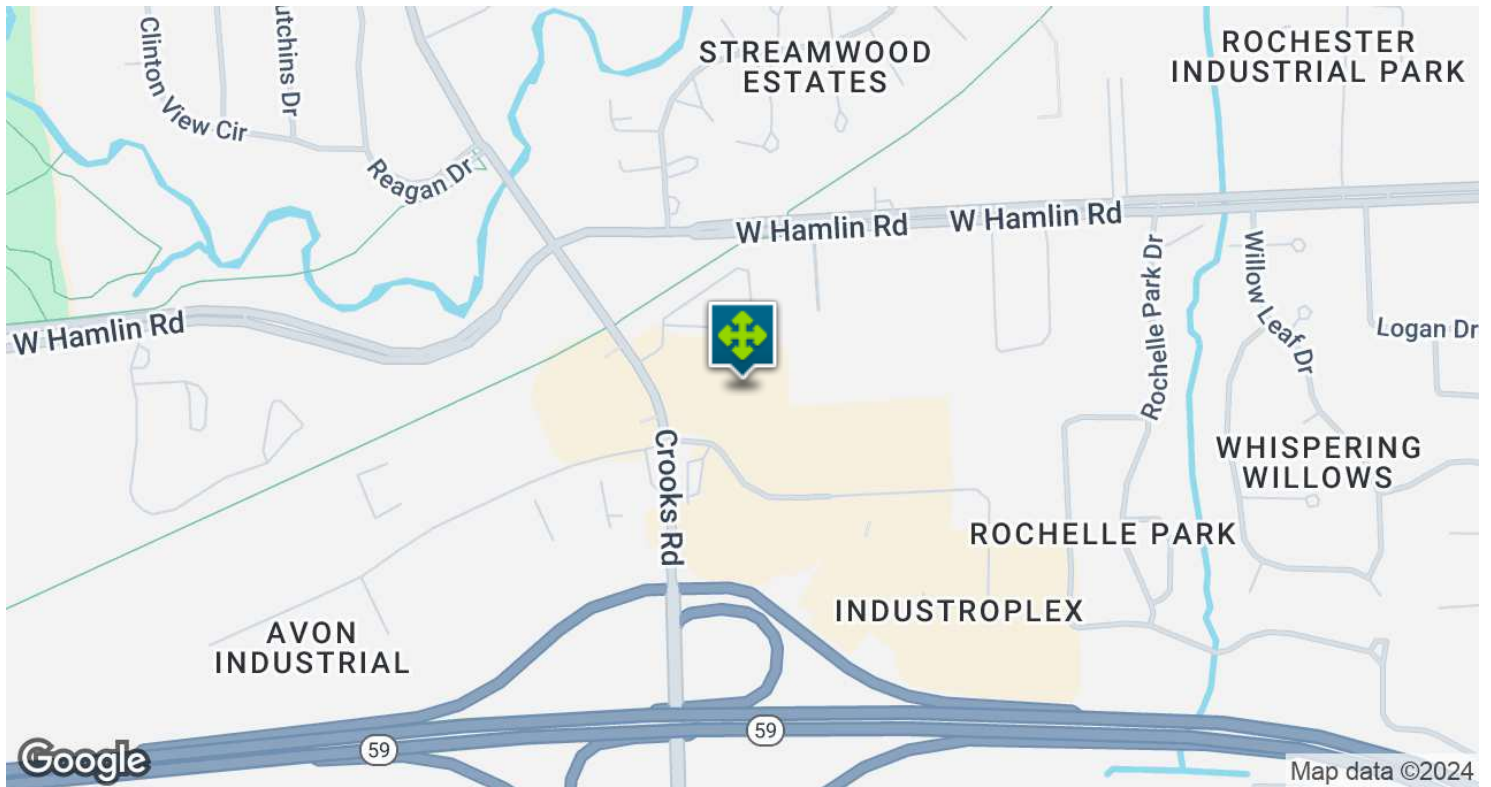
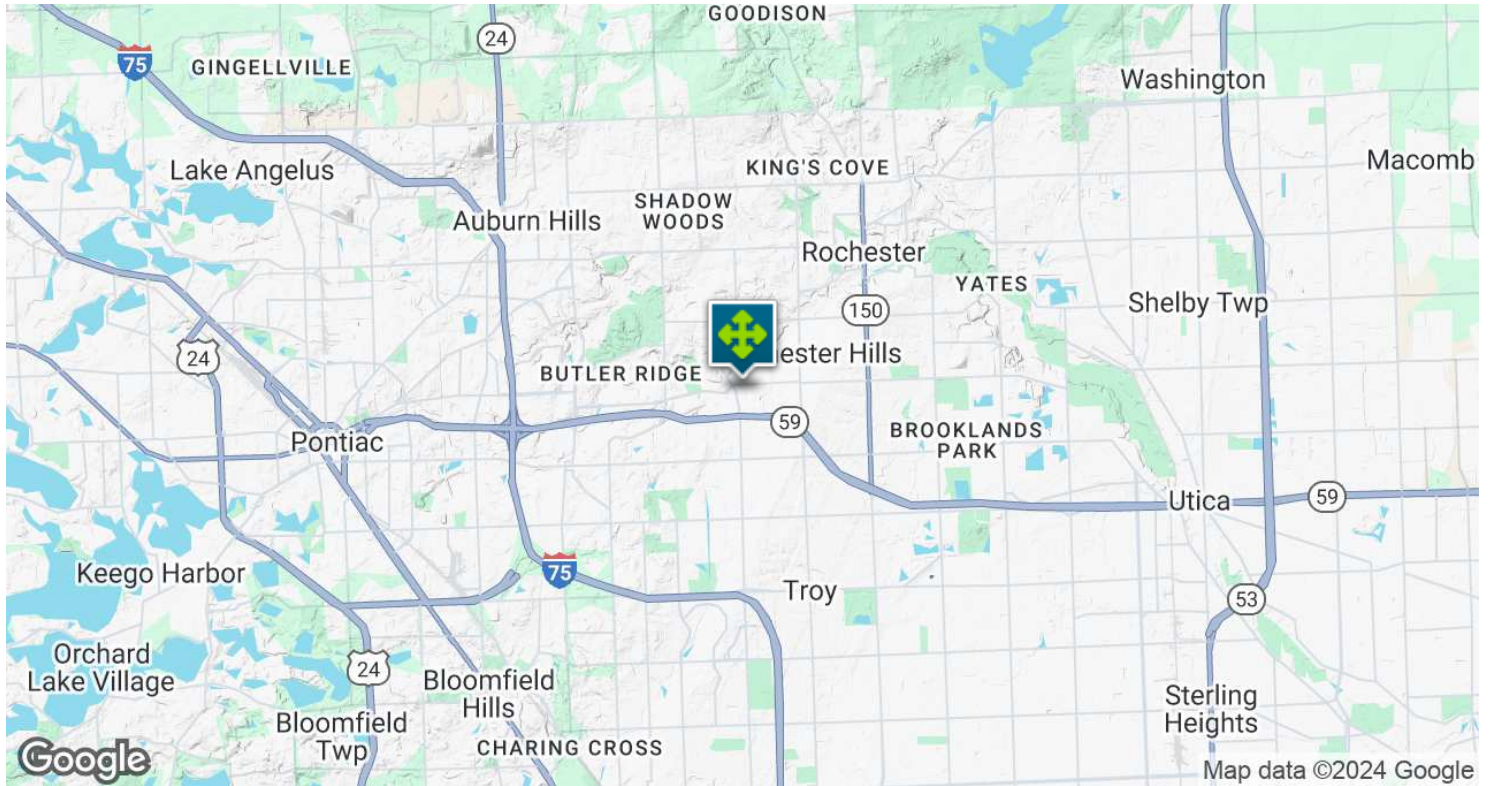
# AERIAL MAP





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# LOCATION MAP



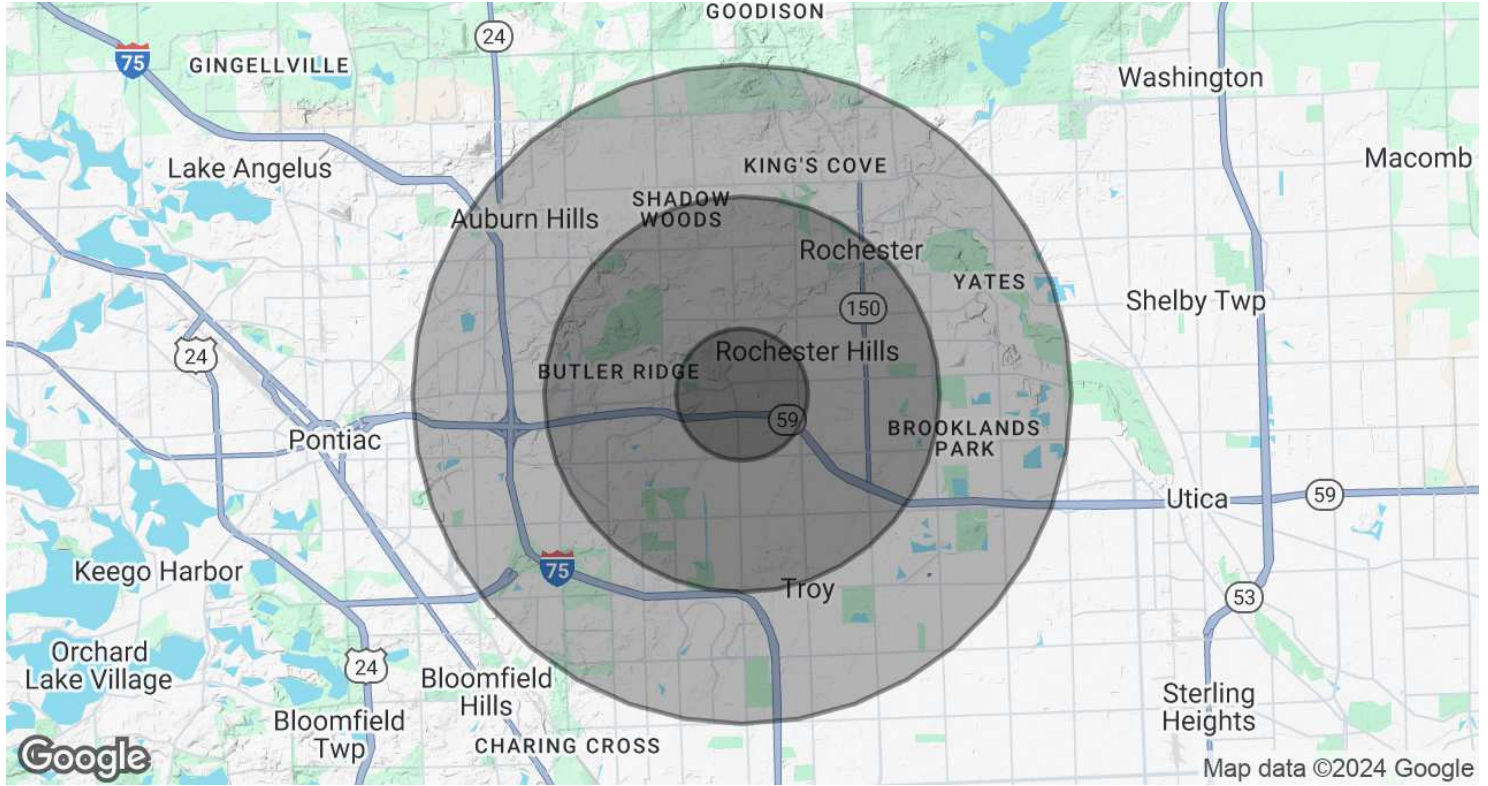
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	4,324	65,449	189,341
<b>Average Age</b>	48	42	42
<b>Average Age (Male)</b>	46	40	41
<b>Average Age (Female)</b>	49	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	1,949	25,427	74,208
<b># of Persons per HH</b>	2.2	2.6	2.6
<b>Average HH Income</b>	\$145,302	\$147,597	\$151,629
<b>Average House Value</b>	\$376,970	\$410,466	\$417,391

Demographics data derived from AlphaMap



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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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