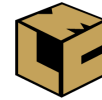


PROPERTY FOR SUBLEASE

# 1935-1955 Enterprise

Rochester Hills, MI 48309



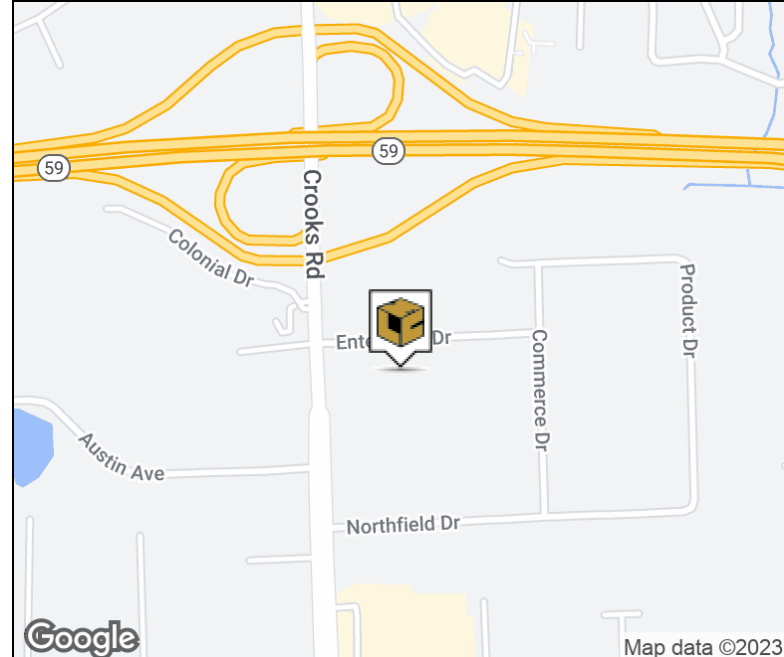
**L. MASON CAPITANI**  
CORFAC INTERNATIONAL

## PROPERTY SUMMARY



### Property Highlights

- 41,400 Square Feet
- Sublease Through September 30, 2026
- Unit Possibly Divisible
- Main Road Exposure on Crooks Road
- 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](mailto:jcapitani@LMCap.com)



CONNECT WITH US

**248.637.9700 | [www.LMCap.com](http://www.LMCap.com)**

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PROPERTY FOR SUBLEASE

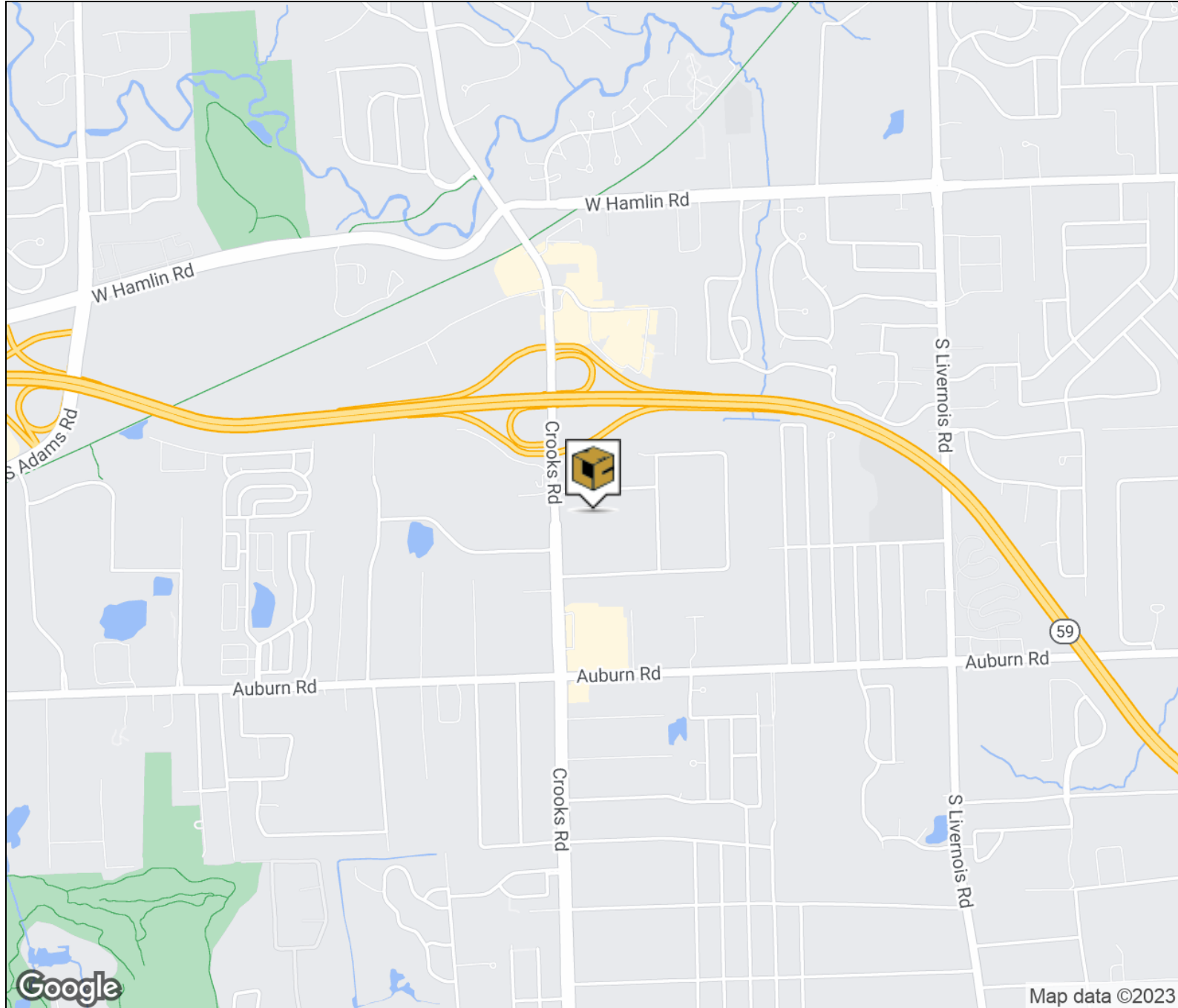
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## LOCATION MAP



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## INDUSTRIAL PROPERTY DETAILS

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

### 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
Year Last Renovated	-
Tenancy	Duplex
Number of Grade Level Doors	2
Overhead Door Size	12'x14'
Fire Suppression	Yes
Ceiling Height	18 ft
Minimum Ceiling Height	18 ft
Column Space	-
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	Industrial
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.

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PROPERTY FOR LEASE

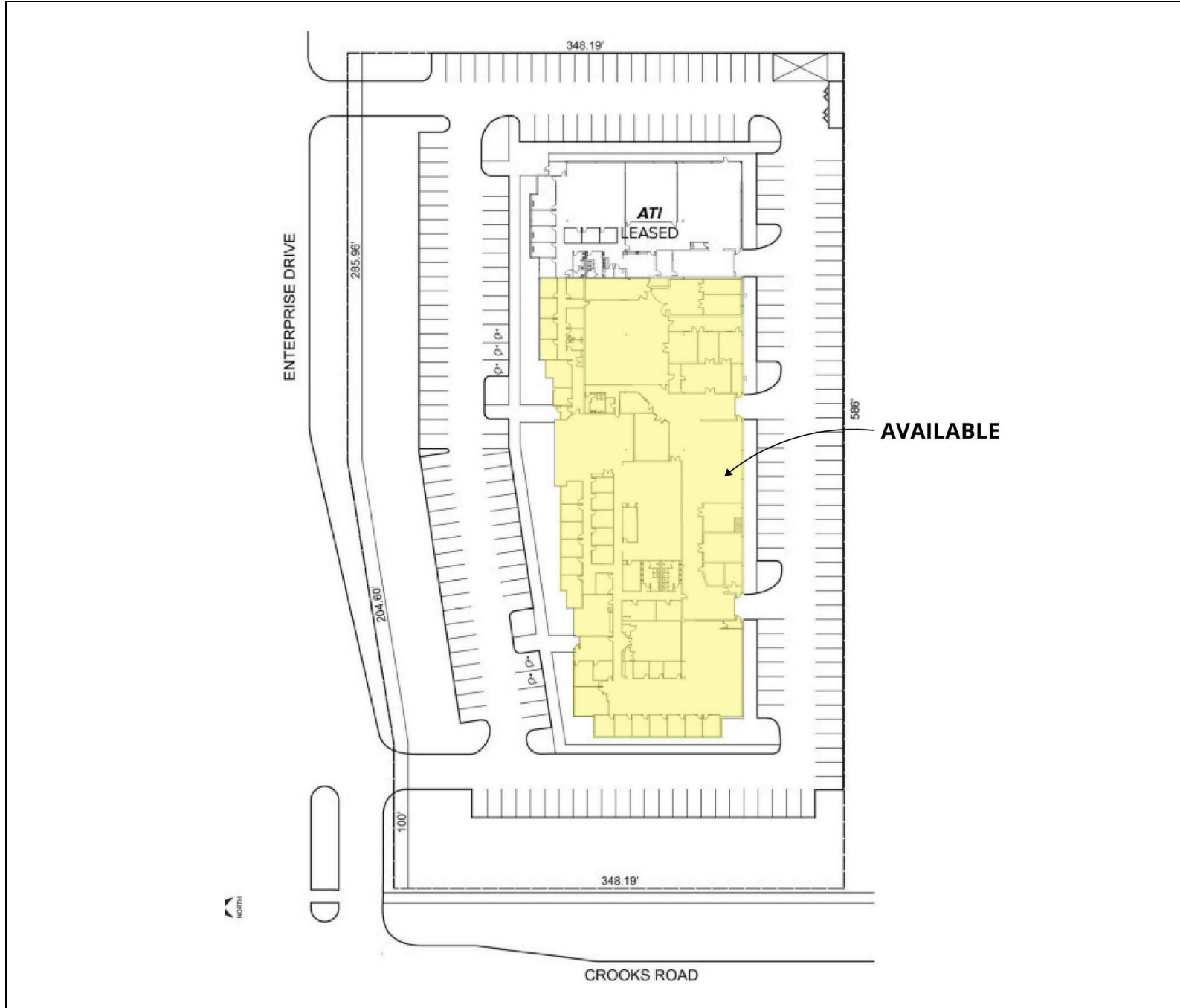
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## FLOOR PLANS



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