



Investment Sale

1935-1955 Enterprise Drive | Rochester Hills, Michigan

- Main road exposure on Crooks Road
- Fully air-conditioned
- Set-up for back up generator
- 2000 Amps, 277/480 Volts power
- 41,400 sq. ft. with 25,700 sq. ft. office leased to Stant USA until September 2026 (www.stant.com)
- 12,000 sq. ft. with 10,000 sq. ft. office leased to ATI Systems until June 2025 (www.ati-ia.com)
- 2021 NOI \$380,898 w/2.745% escalations

Highlights

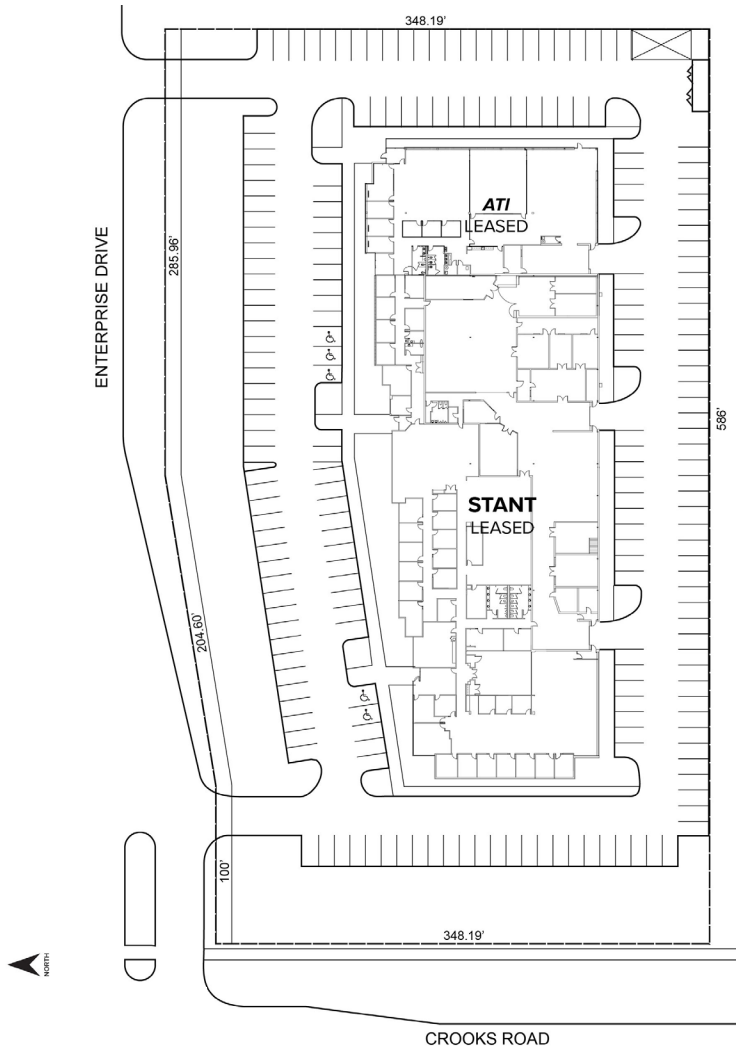
Total Building Size:	53,400 SF
Land Area:	4.540 acres
Power:	2,000 amps @ 277/480v
Sprinkler System:	Yes
Car Parking:	153 spaces



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Site Plan & Aerial



Broker Contact:

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