

1200 W. HAMLIN ROAD  
ROCHESTER HILLS, MICHIGAN

INDUSTRIAL FOR SALE OR LEASE  
27,720 Square Feet Available



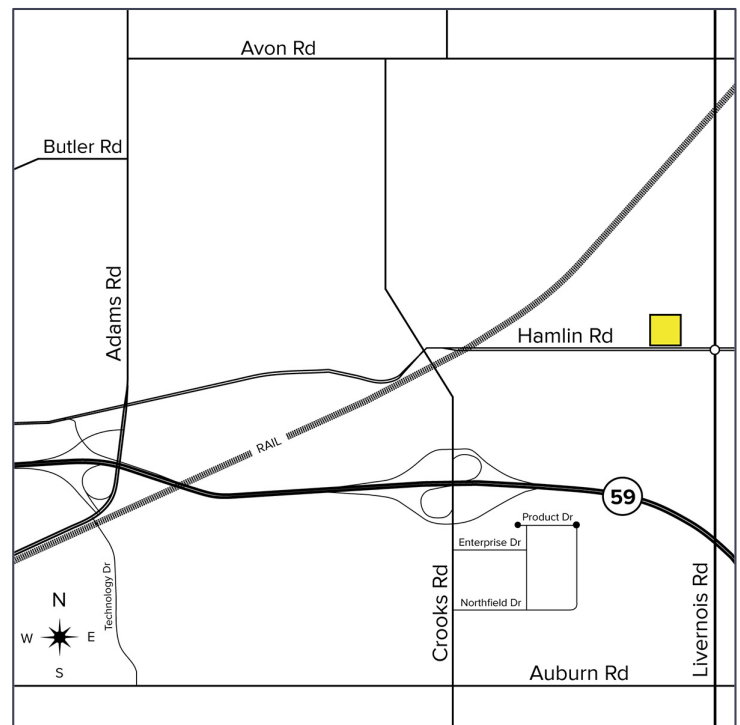
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**EXCELLENT MANUFACTURING BUILDING**



## PROPERTY FEATURES

- 27,720 square feet available (expandable)
- 5,820 square feet of office
- 24' clear height
- (2) 12x14 grade level doors
- (2) 10-Ton cranes
- Truckwells possible
- 75 +/- parking spaces
- 3,000 amps, 480 volts, 3-phase power
- New roof (2020)
- Painted shop and epoxy floor
- New HVAC units for the office
- Lease Rate: \$6.50/sq.ft. NNN
- Sale Price: \$2,050,000 (\$73.95/sq.ft.)



For more information, please contact:

**KRIS PAWLOWSKI**  
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**SIGNATURE ASSOCIATES**  
One Towne Square, Suite 1200  
Southfield, MI 48076  
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# 1200 W. Hamlin Road – Rochester Hills, Michigan

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## Interior Photo



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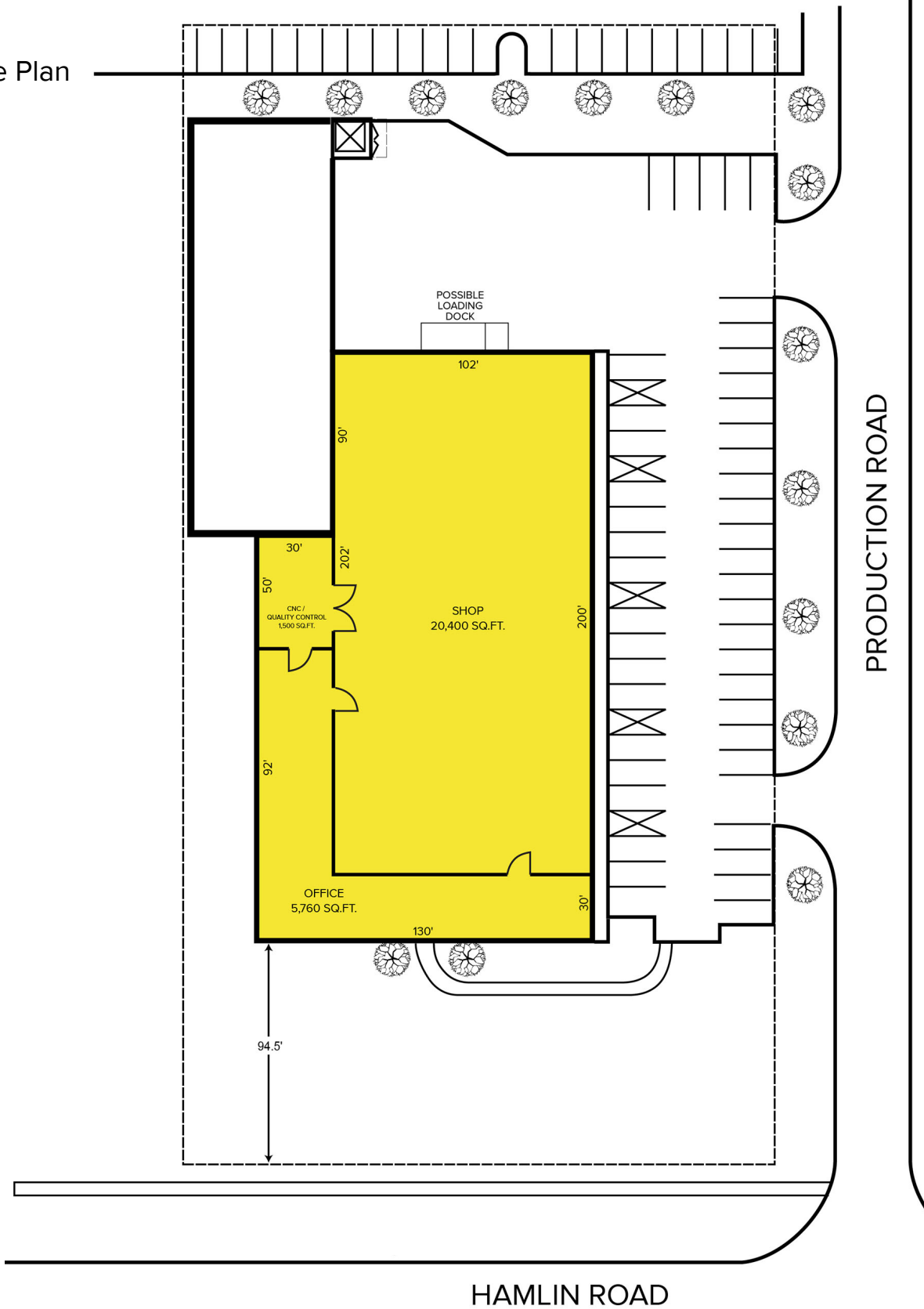
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Site Plan



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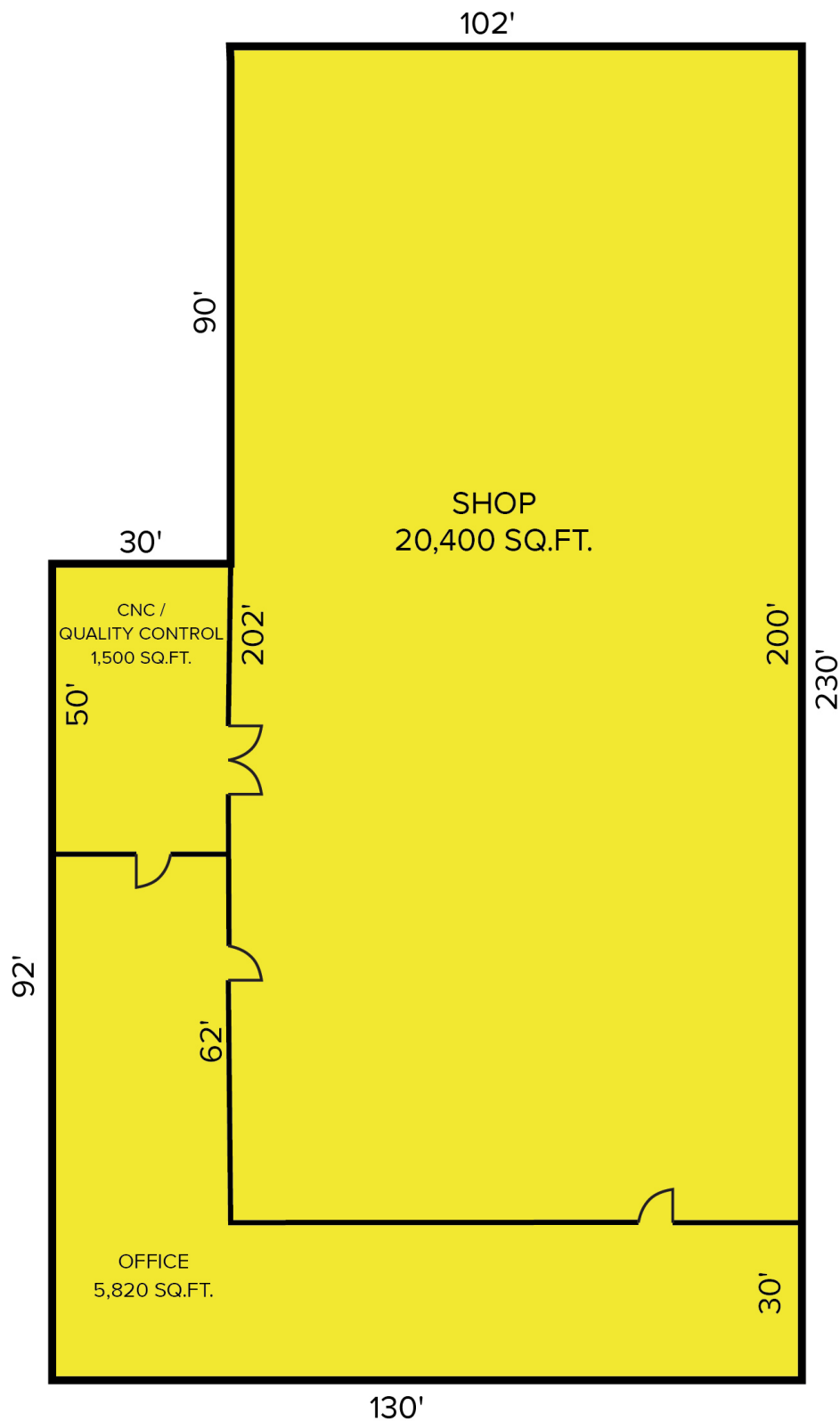
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## Floor Plan



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