

21220 HURON RIVER DRIVE
ROCKWOOD, MICHIGAN

INDUSTRIAL FOR SALE OR LEASE
45,951 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

PRICE REDUCED



PROPERTY FEATURES

- 45,951 square feet available
- 14' – 52' clear height
- (1) 10'x10' grade level door, (4) truckwells
- 3-phase, heavy power
- Majority of the building is new construction completed in 2023
- Possible rail access
- Zoned M-2
- The property includes manufacturing, distribution, lab and fully renovated office space
- Located on 4.83 acres
- Lease Rate: \$4.95/sq. ft. NNN
- Sale Price: \$2,300,000 (\$50.05/sq. ft.)



For more information, please contact:

ALEX TIMMIS
(248) 359 0623
atimmis@signatureassociates.com

CHRISTOPHER CALVANO
(248) 359 0610
ccalvano@signatureassociates.com

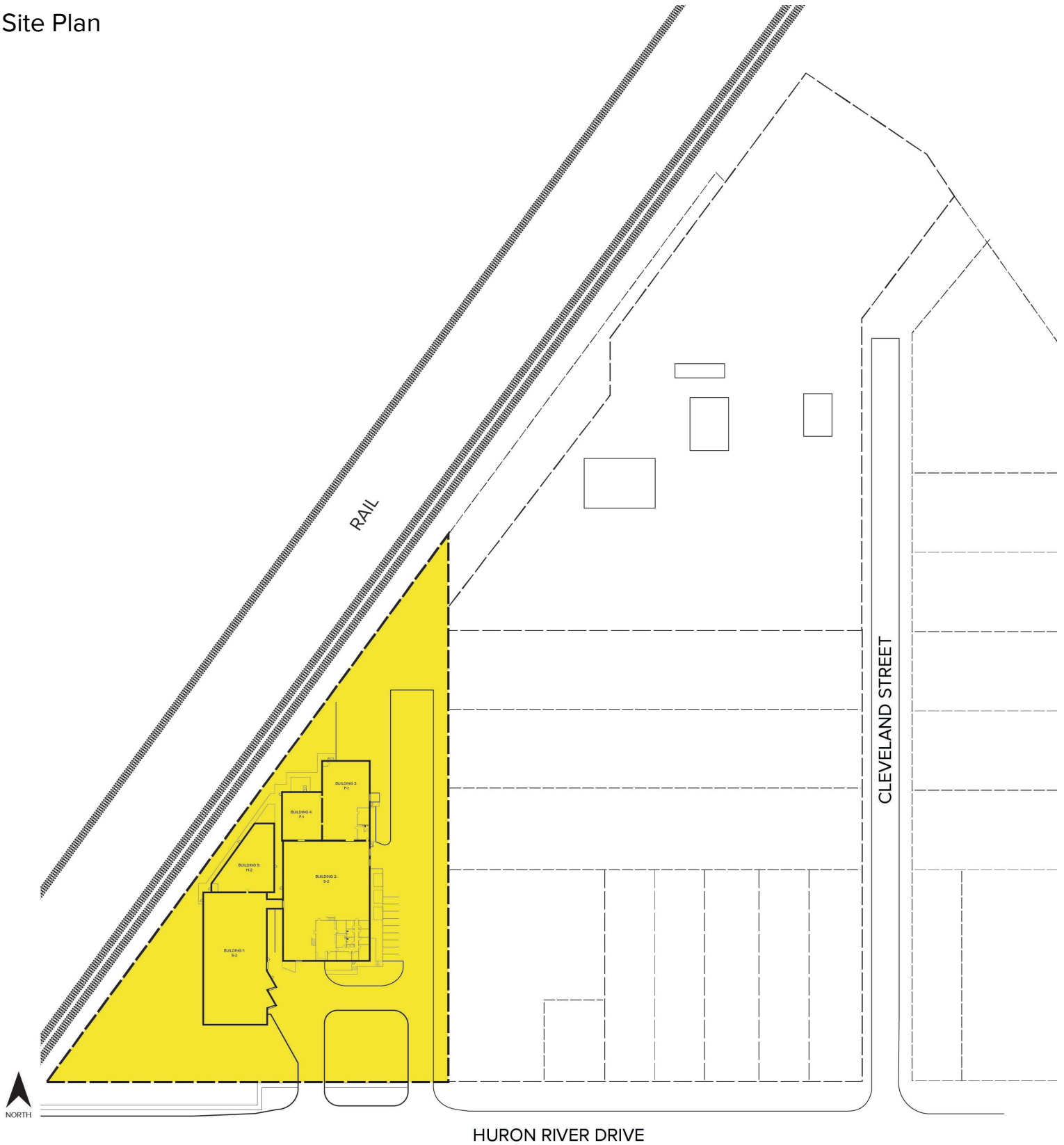
SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

21220 Huron River Drive – Rockwood, Michigan

Industrial For Sale or Lease

45,951
Square Feet
AVAILABLE

Site Plan



For more information, please contact:

ALEX TIMMIS
(248) 359 0623
atimmis@signatureassociates.com

CHRISTOPHER CALVANO
(248) 359 0610
ccalvano@signatureassociates.com

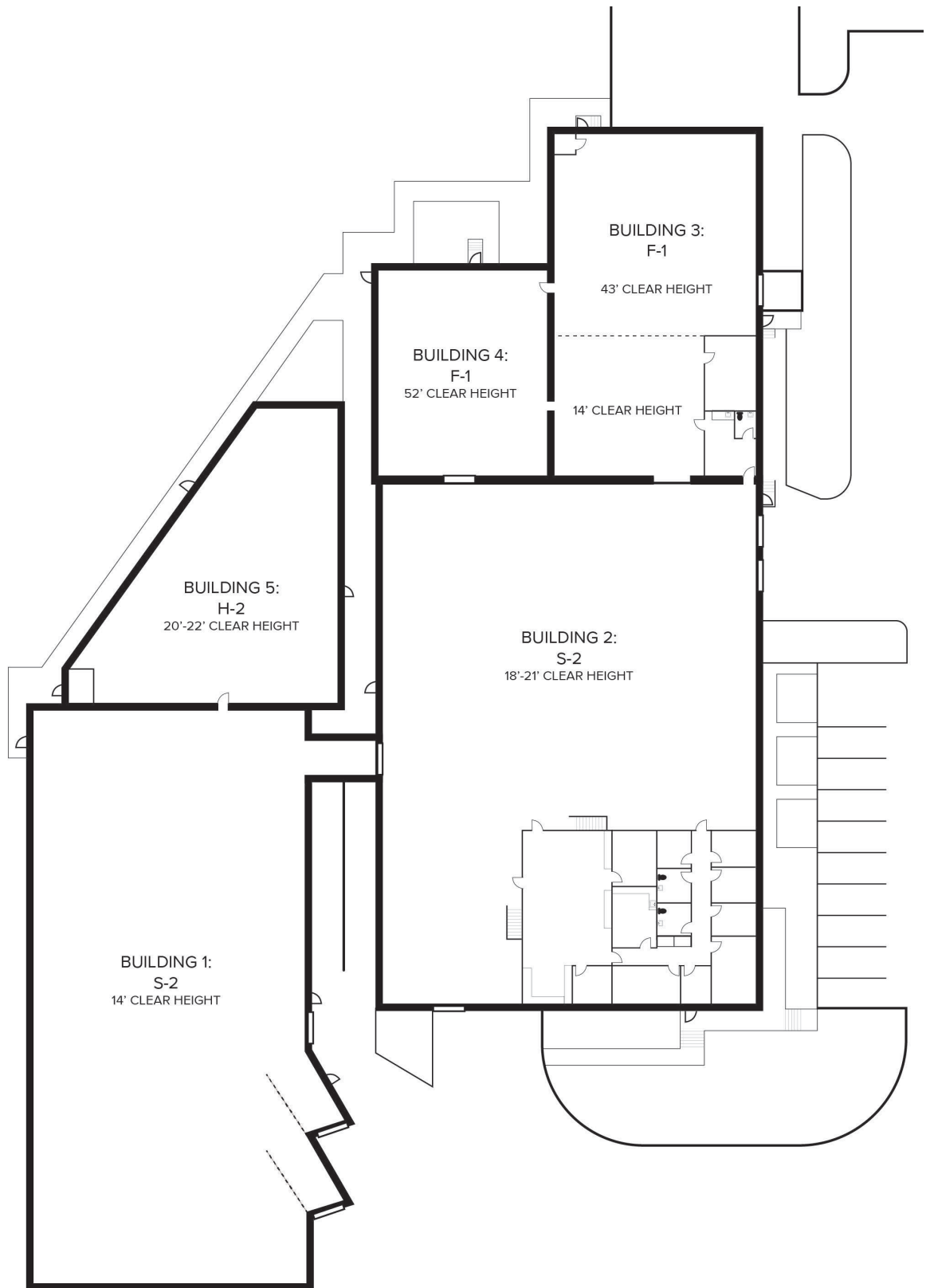
SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

21220 Huron River Drive – Rockwood, Michigan

Industrial For Sale or Lease

45,951
Square Feet
AVAILABLE

Floor Plan



For more information, please contact:

ALEX TIMMIS
(248) 359 0623
atimmis@signatureassociates.com

CHRISTOPHER CALVANO
(248) 359 0610
ccalvano@signatureassociates.com

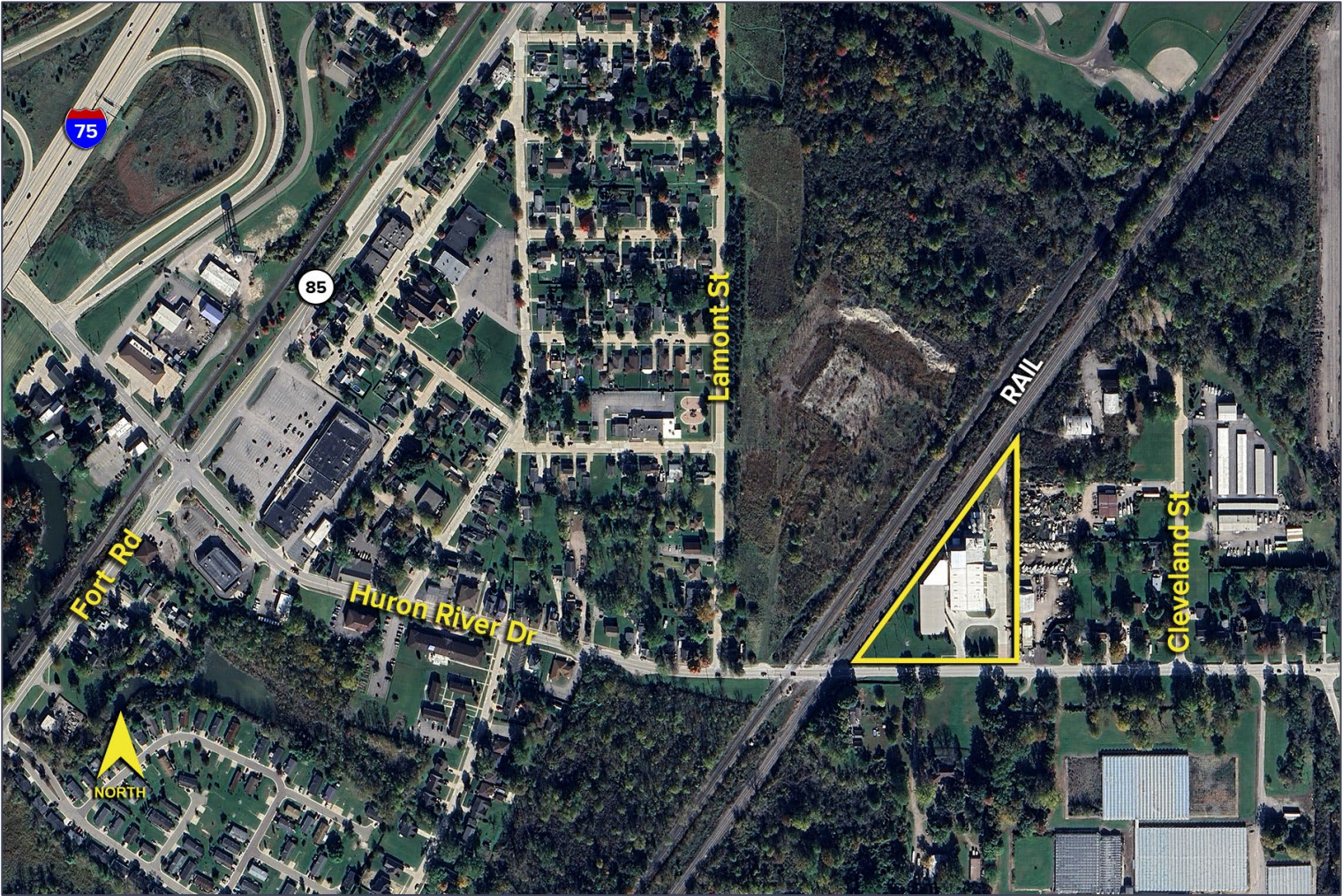
SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

21220 Huron River Drive – Rockwood, Michigan

Industrial For Sale or Lease

45,951
Square Feet
AVAILABLE

Aerial



For more information, please contact:

ALEX TIMMIS
(248) 359 0623
atimmis@signatureassociates.com

CHRISTOPHER CALVANO
(248) 359 0610
ccalvano@signatureassociates.com

SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.