

Corporate Image Facility

FOR SALE OR LEASE

2700 Product Dr
Rochester Hills, MI



Tom Oldham

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Dan Labes

Executive Managing Director

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Morgan Katz

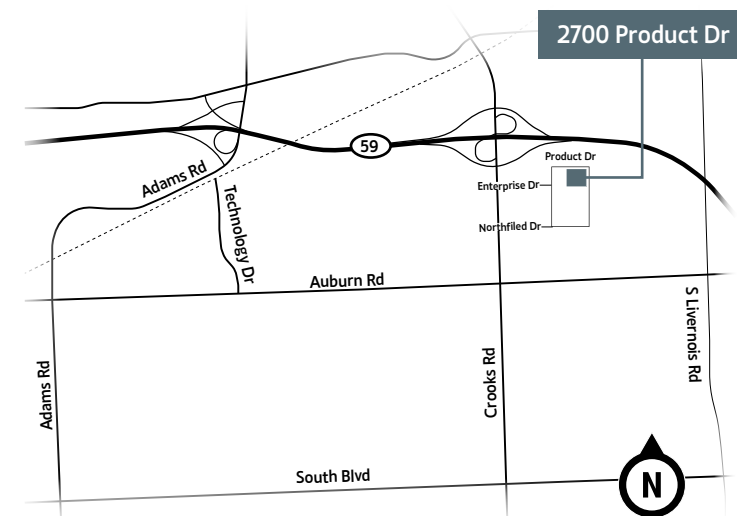
Associate

t 248-892-0283

Morgan.Katz@nrmk.com

Property Features

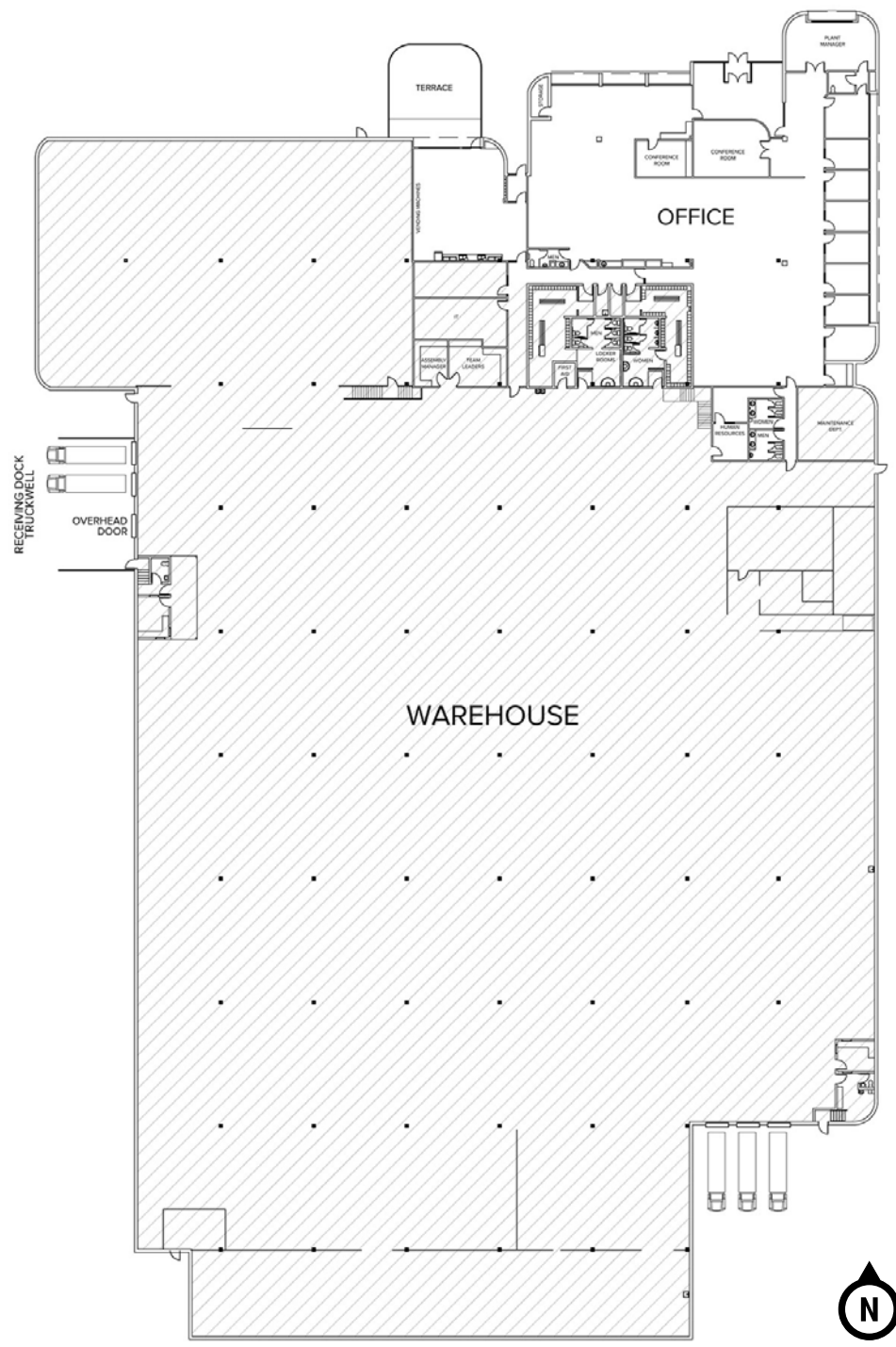
- » **Building Size:** 94,433 square feet
 - 79,933 square feet of warehouse
 - 14,500 square feet of office
- » **Site Area:** 5.52 acres with outside storage
- » **Clear Height:** 20'7" / 22'9" to deck
- » **Loading:** (5) dock doors / (1) grade level door
- » **Column Spacing:** 40' x 30'
- » **Fire Protection:** Extra Hazard Group 1 sprinkler system
- » **Power:** 1,600 Amp, 480/277 Volt, 3-Phase, with 600 Amp transfer switch generator
- » **Parking:** 167 spaces, including EV charging stations
- » **Roof:** New roof installed in 2023
- » **Year Built:** 1985
- » **Lease Rate:** \$8.95 per sq. ft. NNN
- » **Sale Price:** \$11.25M (\$119 PSF)



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Floor Plan

2700 PRODUCT DR



Property Photos

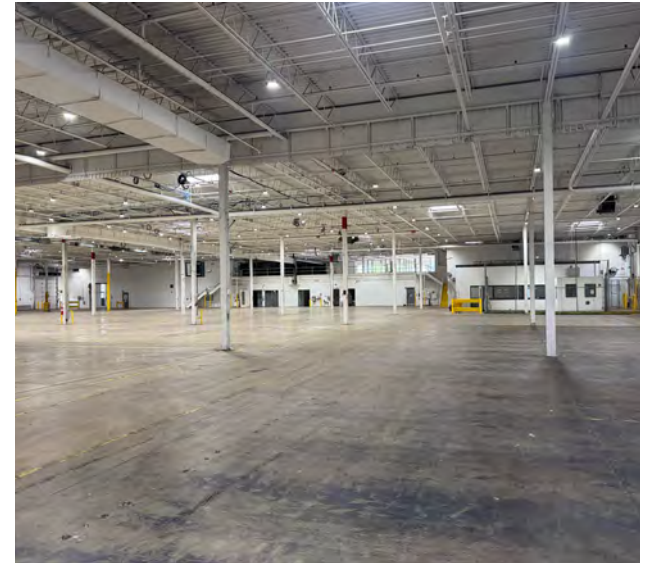
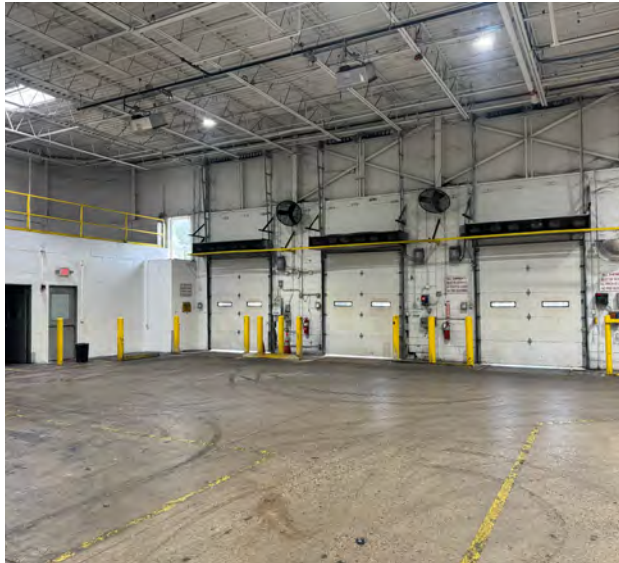
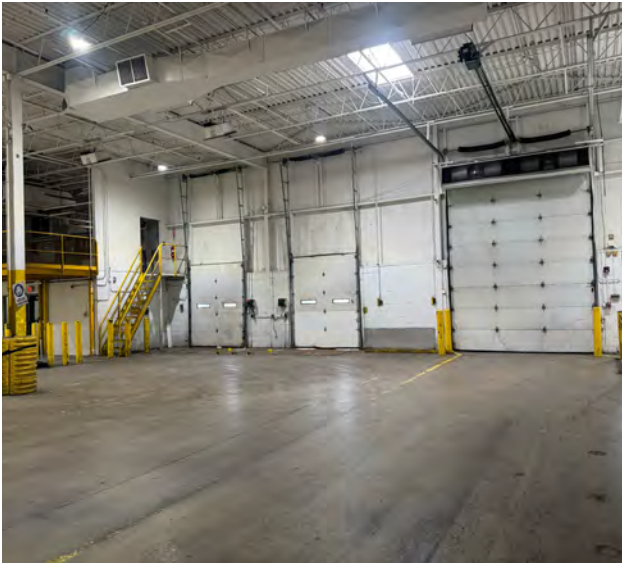
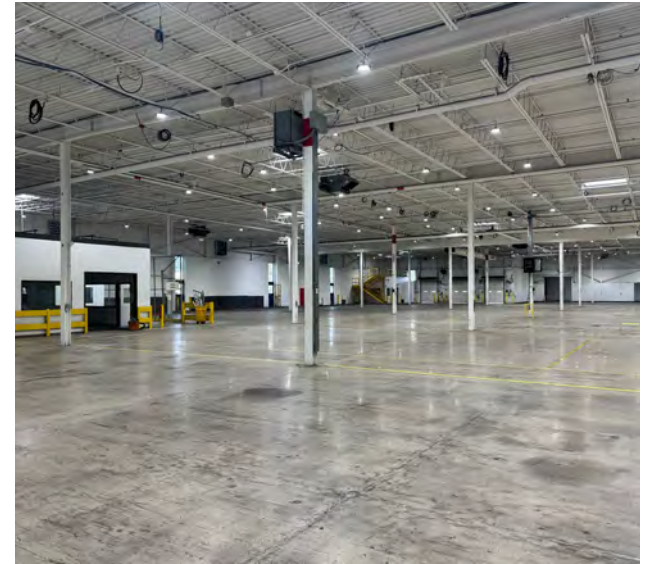
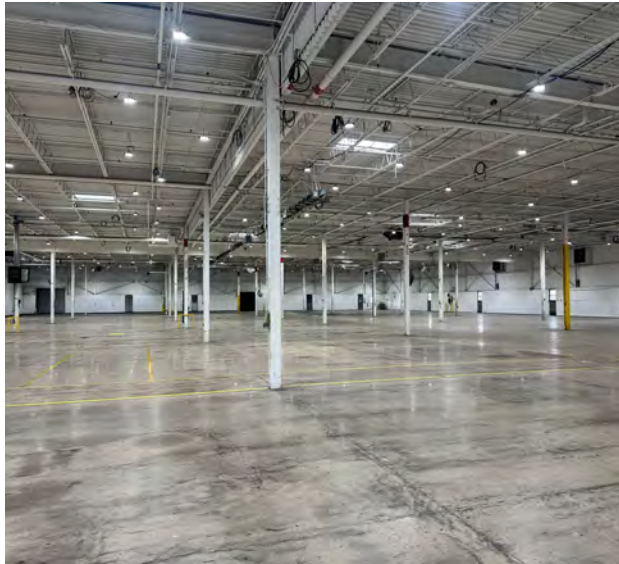
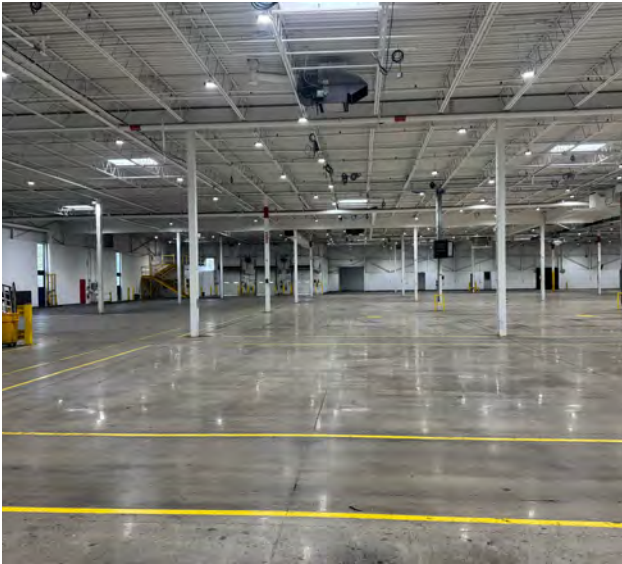
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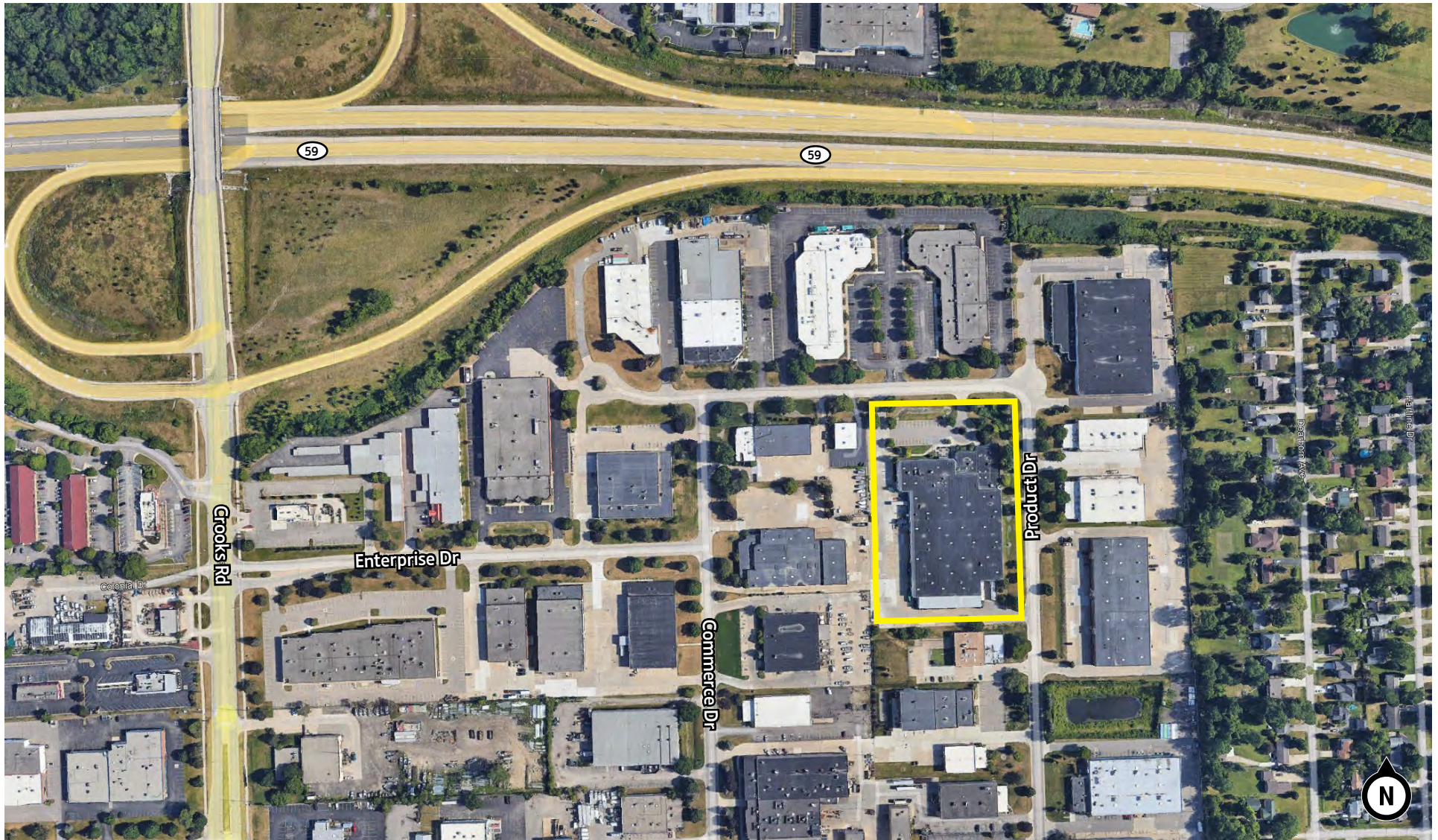
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