



Industrial For Sale or Lease

Property Name:

Location: 101-109 South Street
City, State: Rochester, MI
Cross Streets: Diversion off Rochester Rd.
County: Oakland
Zoning: Industrial

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	17,800	Available Shop Sq. Ft.:	3,897 - 8,294	Office Dim:	N/A
Available Sq. Ft.:	4,897 - 9,794	Available Office Sq. Ft.:	500 - 1,500	Shop Dim:	N/A

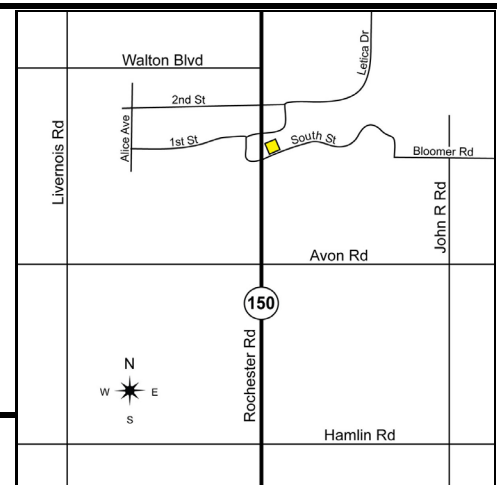
PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	1980
Clear Height:	14'	Rail:	No	Sprinklers:	Yes
Grade Level Door(s):	4: 12 x 12	Security:	Yes	Signage:	Yes
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Pre Fabricated	Lighting:	Fluorescent	Roof:	N/A
Structural System:	Steel	Bay Sizes:	N/A	Floors:	N/A
Air-Conditioning:	Office	Restrooms:	Yes	Floor Drains:	Yes
Heating:	Gas Forced Air	Cranes:	No	Acreage:	0.920
Availability:	Immediately	Parking:	Ample/Shared	Land Dimensions:	170 x 235
Power (Amps/Volts):	480 Volts				

PRICING INFORMATION

Lease Rate:	\$6.25	Mthly Rate:	N/A	Deposit:	2 Months
Lease Type:	NNN	Lease Term:	-	TD:	N/A
Sale Price:	\$1,500,000 (\$84.27/sqft)	Taxes:	\$12,915.86/\$0.73/SF (2015)	Parcel #:	15-14-153-034
Imprv Allow:	N/A	Options:	N/A	Assessor #:	N/A
Tenant Responsibility:	Utilities				

COMMENTS

Building completely refurbished. Downtown Rochester just off Rochester Road/Main Street.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Kris Pawlowski, (248) 359-3801, kpawlowski@signatureassociates.com