

1195-1197 ROCHESTER ROAD
TROY, MICHIGAN

INDUSTRIAL FOR LEASE
3,800 Square Feet Available



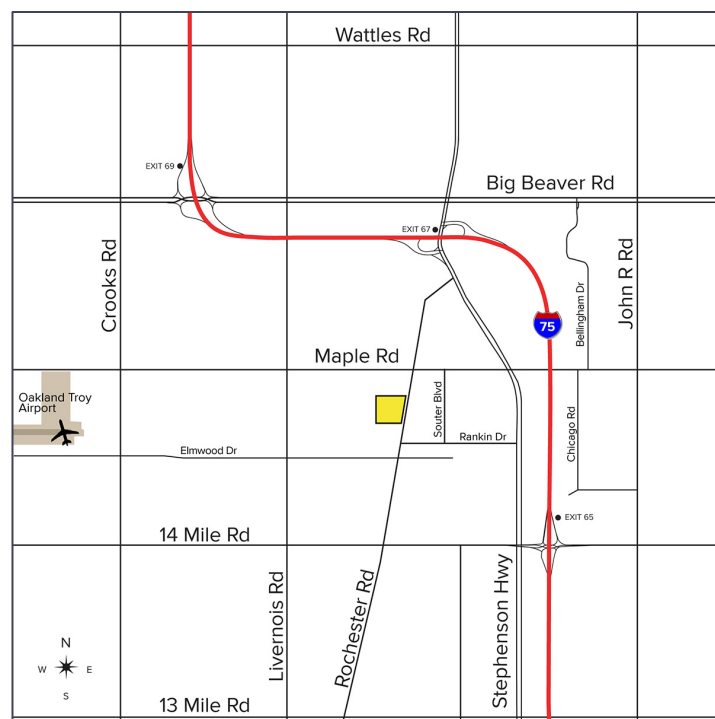
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TROY TECH COMMONS



PROPERTY FEATURES

- 1,600 - 3,800 square feet available
- 200 - 800 square feet office
- 14' clear height
- (1) 12' x 12' grade level door per unit
- 200 amps, 240 volts power
- Building completely renovated in 2023 with upgraded fixtures and landscape
- Ample, shared parking
- Great small units in the heart of Troy
- For an additional cost, there is an adjacent 1-acre lot for lease by space, or for a building build-to-suit lease
- Lease Rate: \$14.25/sq. ft. Gross



For more information, please contact:

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One Towne Square, Suite 1200
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1195-1197 Rochester Road – Troy, Michigan

Industrial For Lease

1,600 - 3,800
Square Feet
AVAILABLE

Site Plan

AVAILABILITY

SUITE	TOTAL SF & OFFICE SF	GLD/DOCKS	RATE	AVAILABLE
1195 - D	1,600/200	1/0	\$14.25 G	Immediately
1197 - H	3,800/800	1/0	\$14.25 G	Immediately



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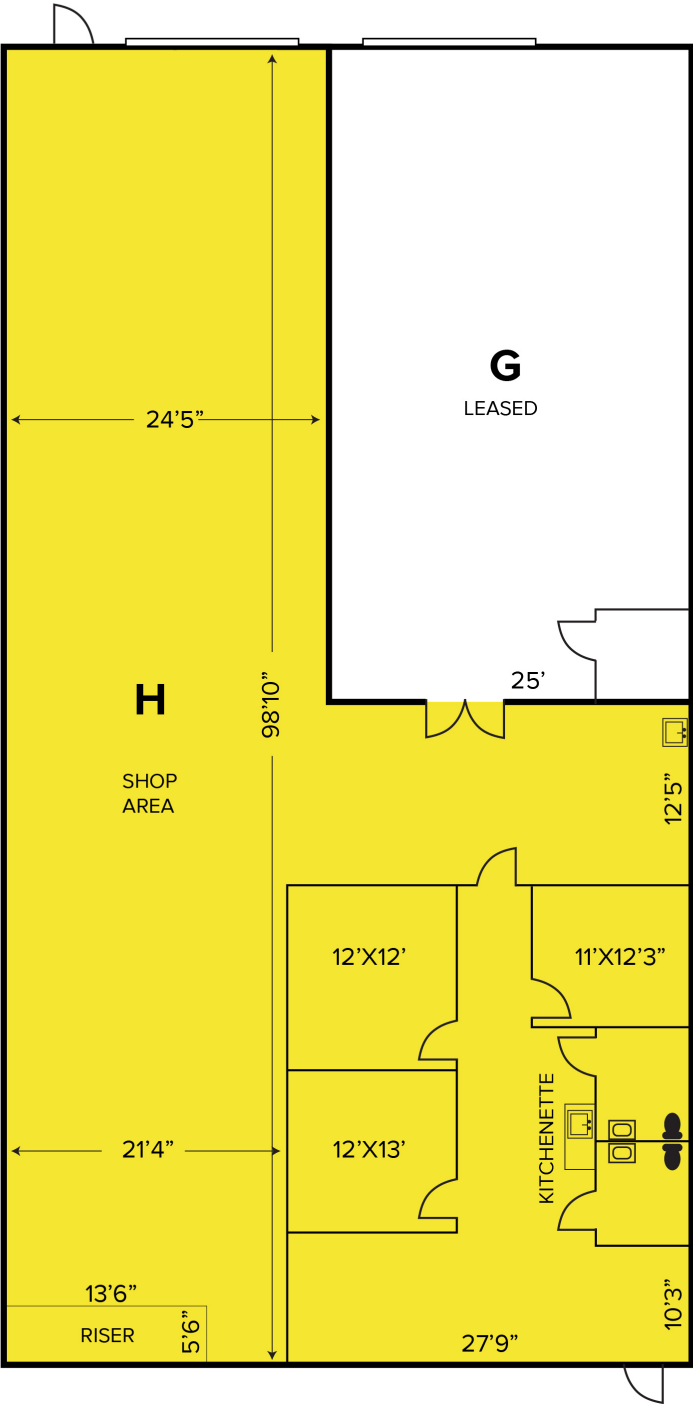
1195-1197 Rochester Road – Troy, Michigan

Industrial For Lease

1,600 - 3,800
Square Feet
AVAILABLE

Floor Plan

AVAILABILITY				
SUITE	TOTAL SF & OFFICE SF	GLD/DOCKS	RATE	AVAILABLE
1197 – H	3,800/800	1/0	\$14.25 G	Immediately



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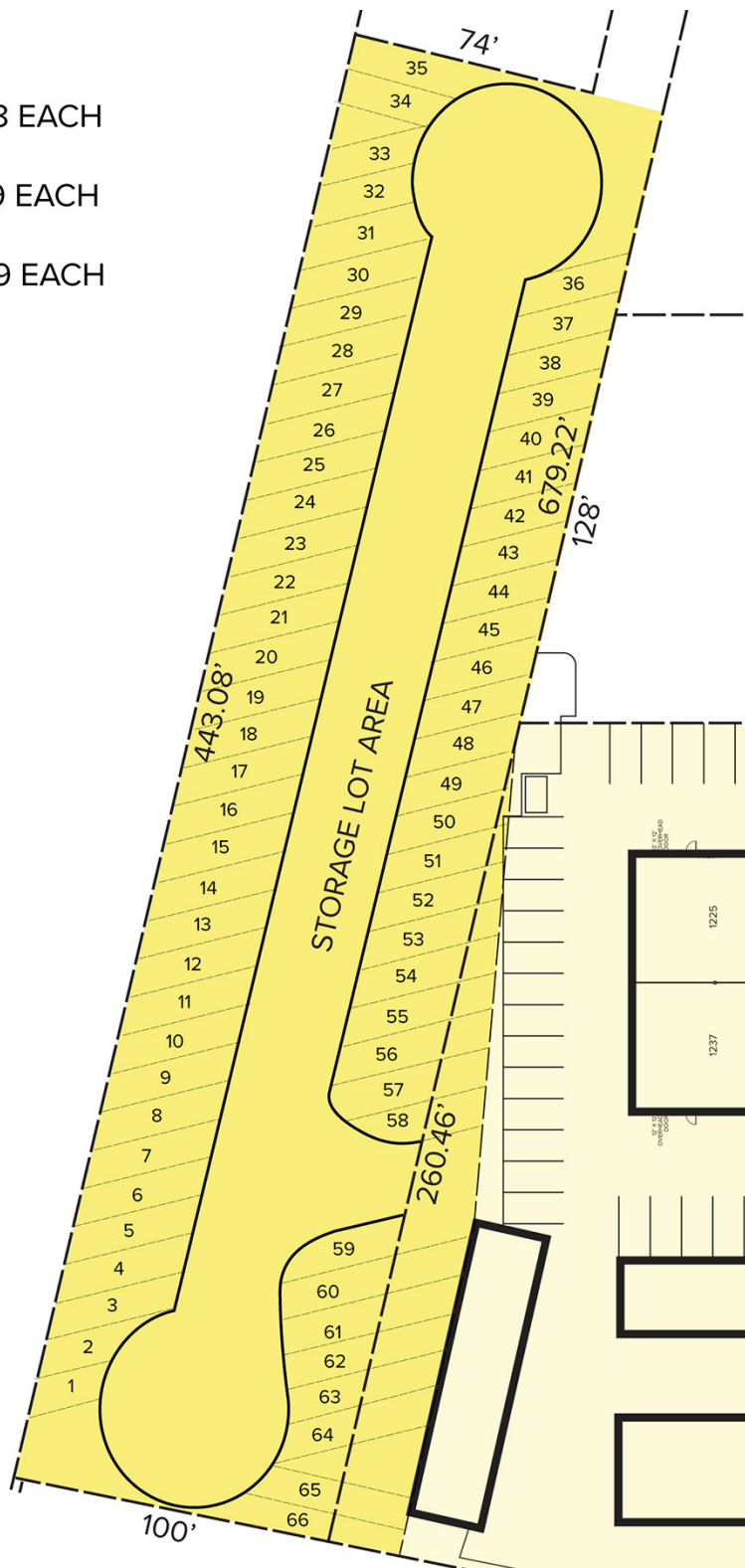
1195-1197 Rochester Road – Troy, Michigan

Industrial For Lease

1,600 - 3,800
Square Feet
AVAILABLE

Parking Plan

- 1 12' x 24' FOR \$98 EACH
- 3 11' x 20' FOR \$79 EACH
- 10 +/- 11' x 38' FOR \$139 EACH



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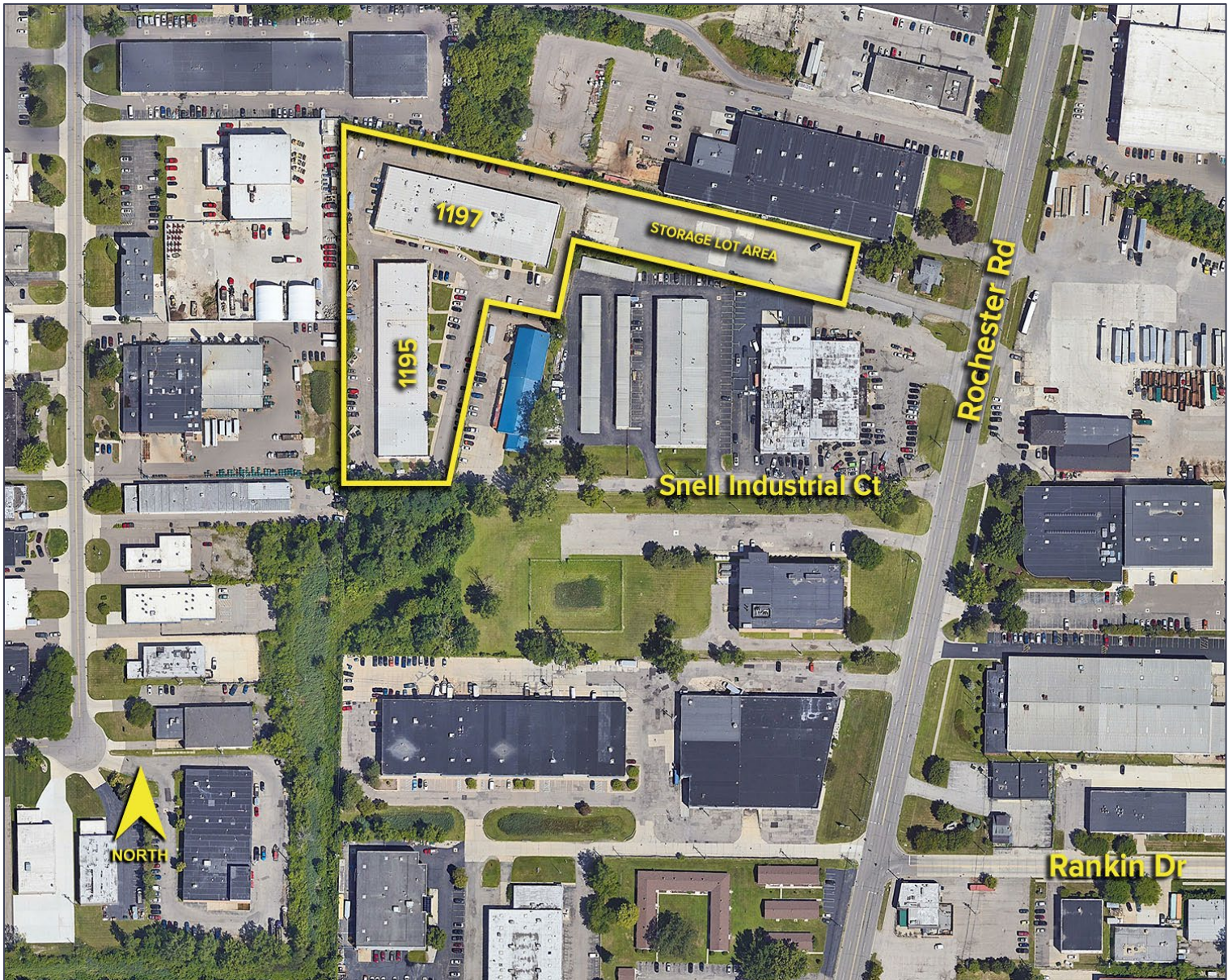
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Aerial



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