

# 2325 Alger Avenue

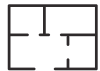
Troy, MI

- 8,100 Sq. Ft. For Lease
- Exceptionally Clean
- Clear Span Warehouse with Epoxy Floors
- Central Troy Location
- Mezzanine Storage in Warehouse

## INDUSTRIAL BUILDING FOR LEASE



5,700 SF of Factory



2,400 SF of Office



10'x12' & 12'x14' Grade Level Doors

### FOR MORE INFORMATION:

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**L. MASON CAPITANI**  
CORFAC INTERNATIONAL

# 2325 Alger Avenue

Troy, MI



## Industrial Property Details:

### Details:

<b>Total SF:</b>	8,100 SF
<b>Available SF:</b>	8,100 SF
<b>Office SF:</b>	2,400 SF
<b>Factory SF:</b>	5,700 SF
<b>Zoning:</b>	IB
<b>Acres:</b>	0.51
<b>Frontage:</b>	80'
<b>Depth:</b>	277'
<b>Expandable:</b>	-
<b>Intersection:</b>	Maple & John R
<b>X-Way Distance:</b>	2 Miles to I-75
<b>Parking:</b>	16 Spaces
<b>Year Built:</b>	1984
<b>Occupancy:</b>	Immediate

### Interior:

<b>Ceiling Height:</b>	16'
<b>Bay Size:</b>	47' Clear Span
<b>Restrooms:</b>	2
<b>Power:</b>	Primary
<b>Power Details:</b>	240V   600 Amps   3-Phase
<b>Lighting:</b>	LED
<b>Grade Door:</b>	(1) 10'x12', (1) 12'x14'
<b>Heating:</b>	Radiant
<b>A/C:</b>	Office Only
<b>Notes:</b>	Exceptionally nice interior throughout building. Epoxy floors in warehouse. Approximately 600 square feet of office can be removed.

### Economic

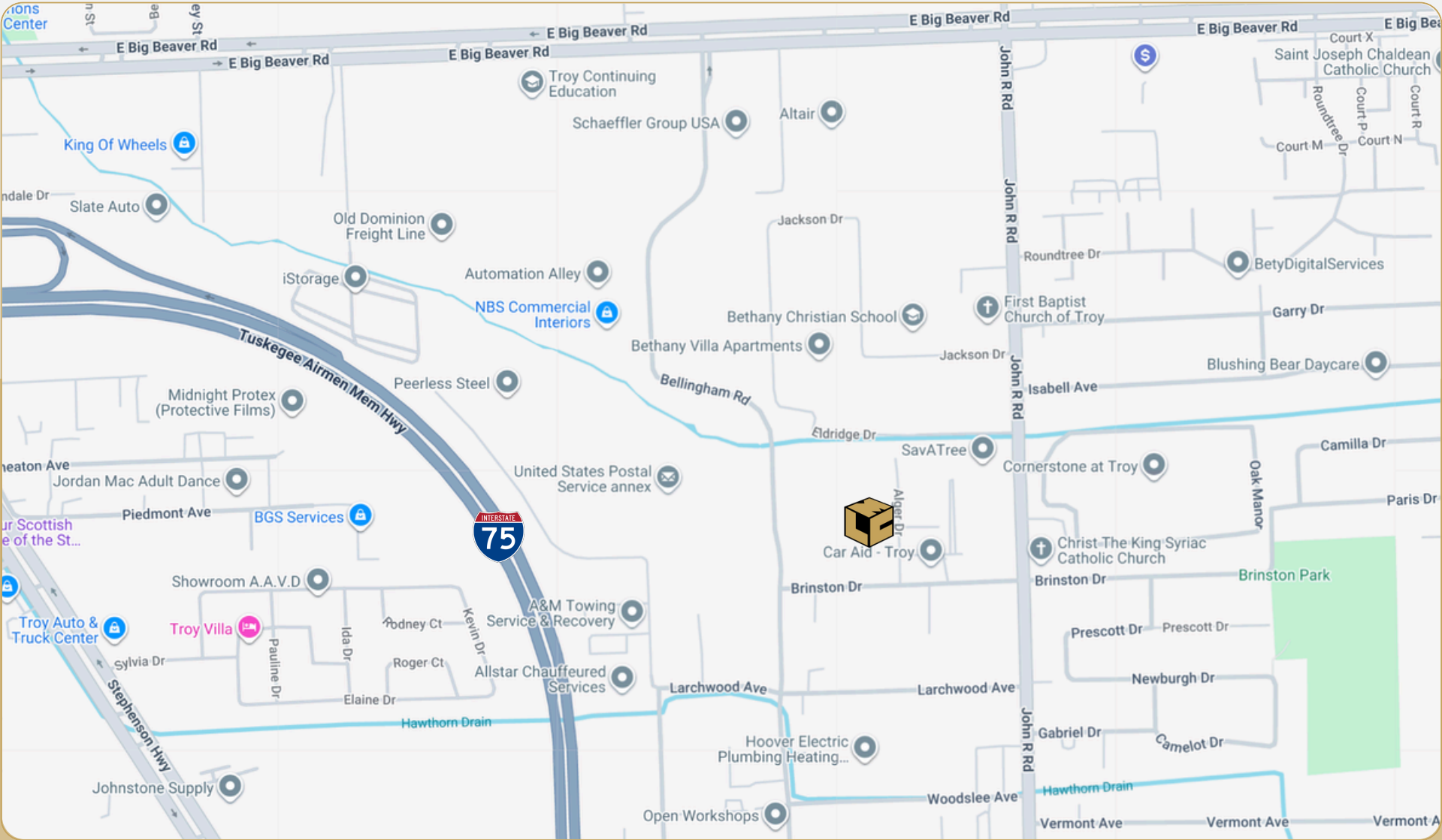
<b>Lease/SF:</b>	\$9.50
<b>Lease/Month:</b>	\$6,412.50
<b>Lease Terms:</b>	NNN
<b>Taxes:</b>	\$1.49/SF
<b>Status:</b>	Existing

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