



Industrial For Lease

Property Name: Troy Tech Commons
Location: 1195 Rochester Road, Unit: D
City, State: Troy, MI
Cross Streets: South of Maple Road; Off Snell Road
County: Oakland
Zoning: IB

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	25,200	Available Shop Sq. Ft.:	1,400	Office Dim:	N/A
Available Sq. Ft.:	1,600	Available Office Sq. Ft.:	200	Shop Dim:	N/A

PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	1989
Clear Height:	14'	Rail:	No	Sprinklers:	Yes
Grade Level Door(s):	1: 12 x 12	Security:	Yes	Signage:	Yes
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Block	Lighting:	Fluorescent	Roof:	N/A
Structural System:	Steel	Bay Sizes:	N/A	Floors:	Epoxy
Air-Conditioning:	Yes	Restrooms:	Yes	Floor Drains:	Varies by Unit
Heating:	Gas Forced Air	Cranes:	No	Acres:	4.186
Availability:	Immediately	Parking:	Ample/Shared	Land Dimensions:	Irregular
Power (Amps/Volts):	2000 Amps, 240 Volts, Heavy				

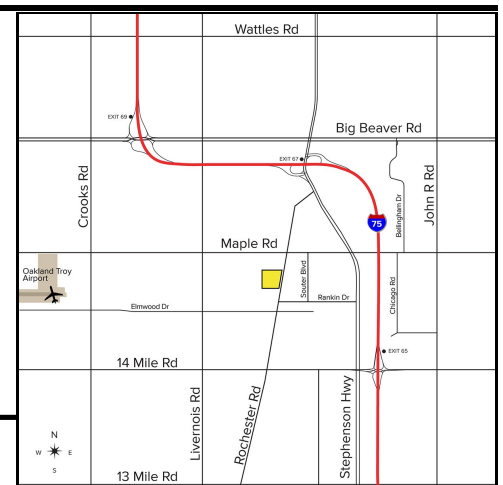
PRICING INFORMATION

Lease Rate:	\$14.25	Mthly Rate:	N/A	TD:	N/A
Lease Type:	Gross	Taxes:	N/A	Deposit:	2 Months
Lease Term:	3-5 Year(s)	Parcel #:	20-34-201-067	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: N/A

COMMENTS

Building completely renovated in 2023 with upgraded fixtures and landscape! Additional 1 acre lot, all or part, available for outside storage, trailer parking or build-to-suit.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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