

For Sale

+/- 59,020 Square Foot Flex Building

2716 Daley Drive, Troy, MI 48083



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CBRE

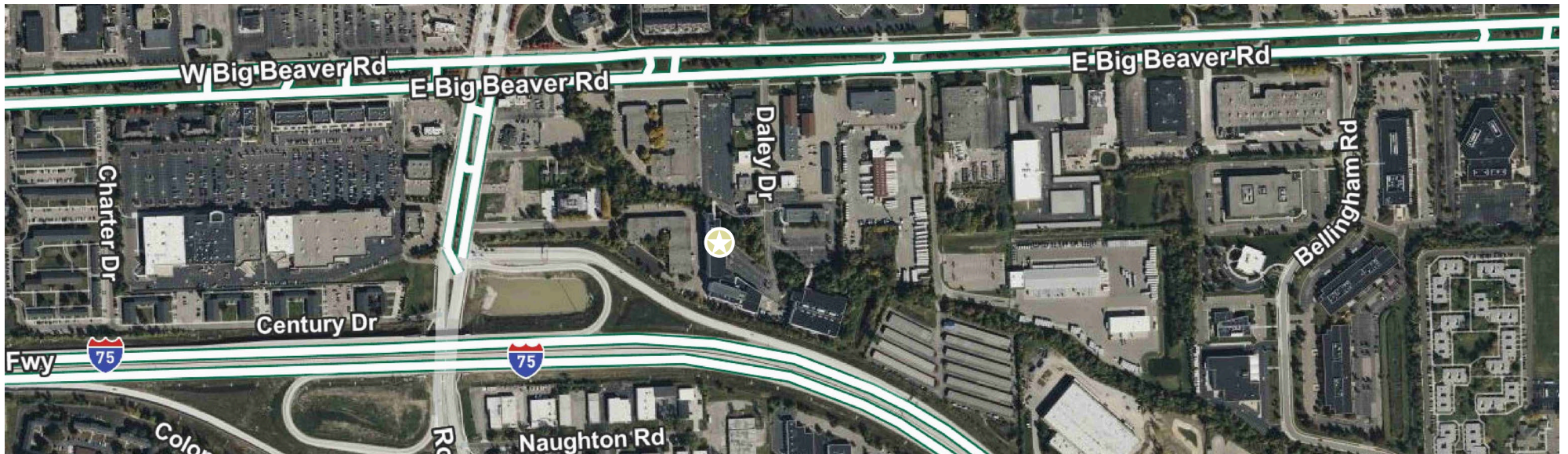
Building Overview

2716 DALEY DRIVE
TROY, MI 48083



2716 DALEY DRIVE PROPERTY INFORMATION

| | |
|--------------------------------|----------------------------------------------|
| Total Building Square Footage: | 56,742 Square Feet |
| Floors: | Three (3) |
| Year Built: | 2001 |
| Zoning: | IB - Integrated Industrial Business District |



Building Highlights

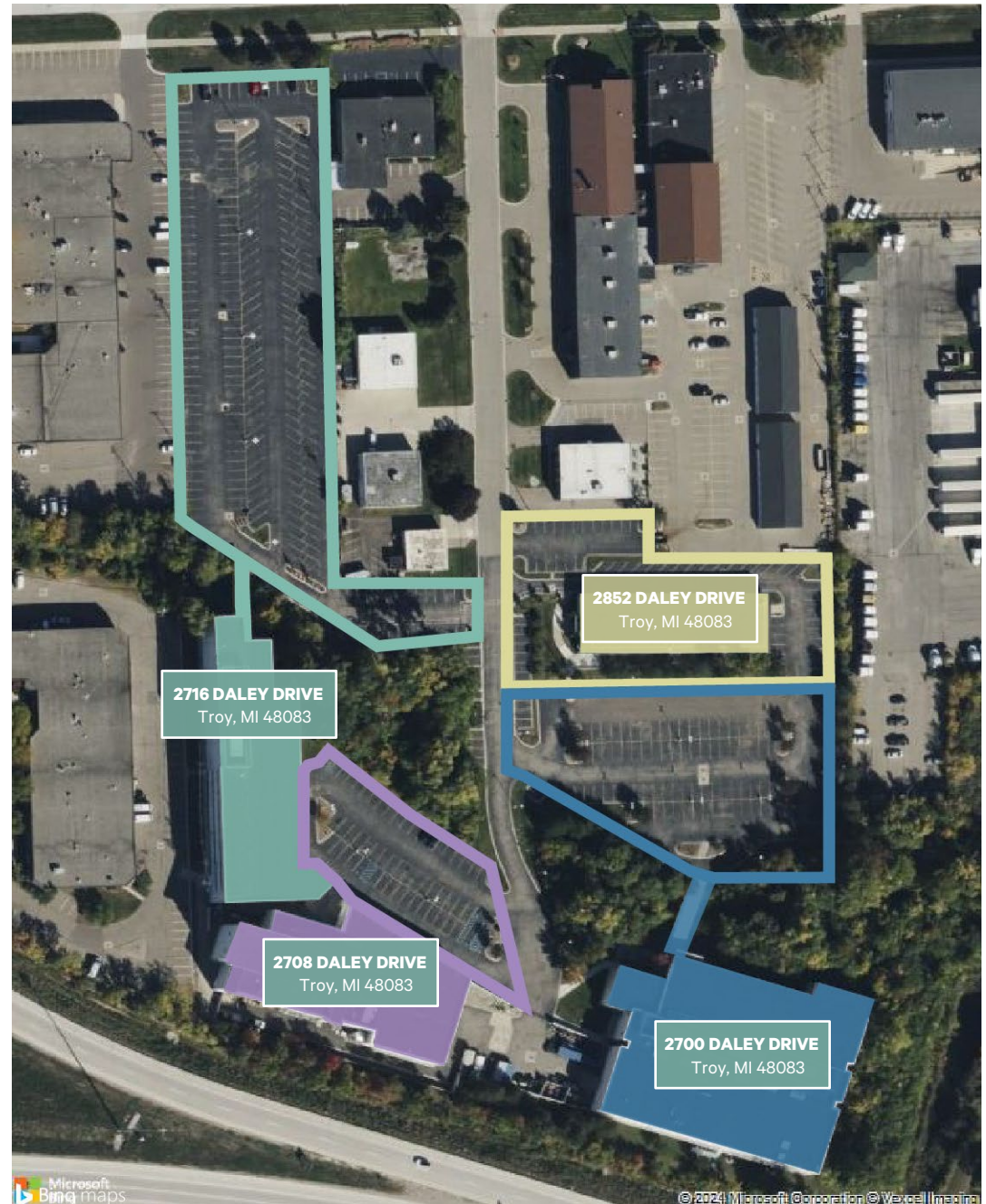
2716 DALEY DRIVE

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- Architectural marvel
- Existing High-bay space can be expanded on 1st floor
 - 18 feet to deck
 - 13 feet 3 inches to ductwork
- Two (2) overhead doors
- Existing furniture available
- Efficient floor plates
- Possibility of curb-cut and/or outparcel development off East Big Beaver Road

Existing Parcel Split Details :

Seller plans on splitting the existing parcel into four (4) separate parcels and is actively working with the city. If purchaser(s) prefers not to split the parcels, seller is willing to entertain a change in plans. See image to the right of potential parcel split.



Building Summary

2716 DALEY DRIVE
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2716 Daley Drive is a 59,020 square foot office property located in in the desirable Troy submarket.

The property is zoned IB – Integrated Industrial Business District, allowing for a variety of uses. With immediate proximity to major transportation routes including Interstate 75, the property is ideally positioned for a corporate owner / user.

2716 Daley Drive offers a unique blend of size, location, and zoning flexibility, making it a valuable asset to the market.



BUILDING MECHANICAL SYSTEMS

| Spec Type | Spec Details |
|----------------------------------|-----------------------------------------|
| Heating: | Boiler |
| Cooling: | Refrigerant |
| HVAC Control System: | RTU with VAV |
| Hot Water Heaters: | One (1) |
| Fire Prevention: | Fully Sprinklered |
| Cold Water: | City of Troy |
| Electricity: | 3,000 KVA |
| Emergency Lighting: | Yes |
| Lighting System: | LED with some Halogen |
| Security System: | Yes / Bosch |
| Additional Mechanical Equipment: | Chiller and air compressor for lab area |

PROPERTY CONDITION REPORTS

| Spec Type | Spec Details |
|---------------------------|-----------------------------|
| Roof Age/Warranty: | 16 years / warranty expired |
| HVAC Age/Warranty: | 16 years / warranty expired |
| Parking Lot Age/Warranty: | 16 years |

POWER SYSTEMS

| Spec Type | Spec Details |
|----------------------|----------------|
| Utility Power: | DTE |
| UPS Protected Power: | Data room only |
| UPS Batteries: | Data room only |

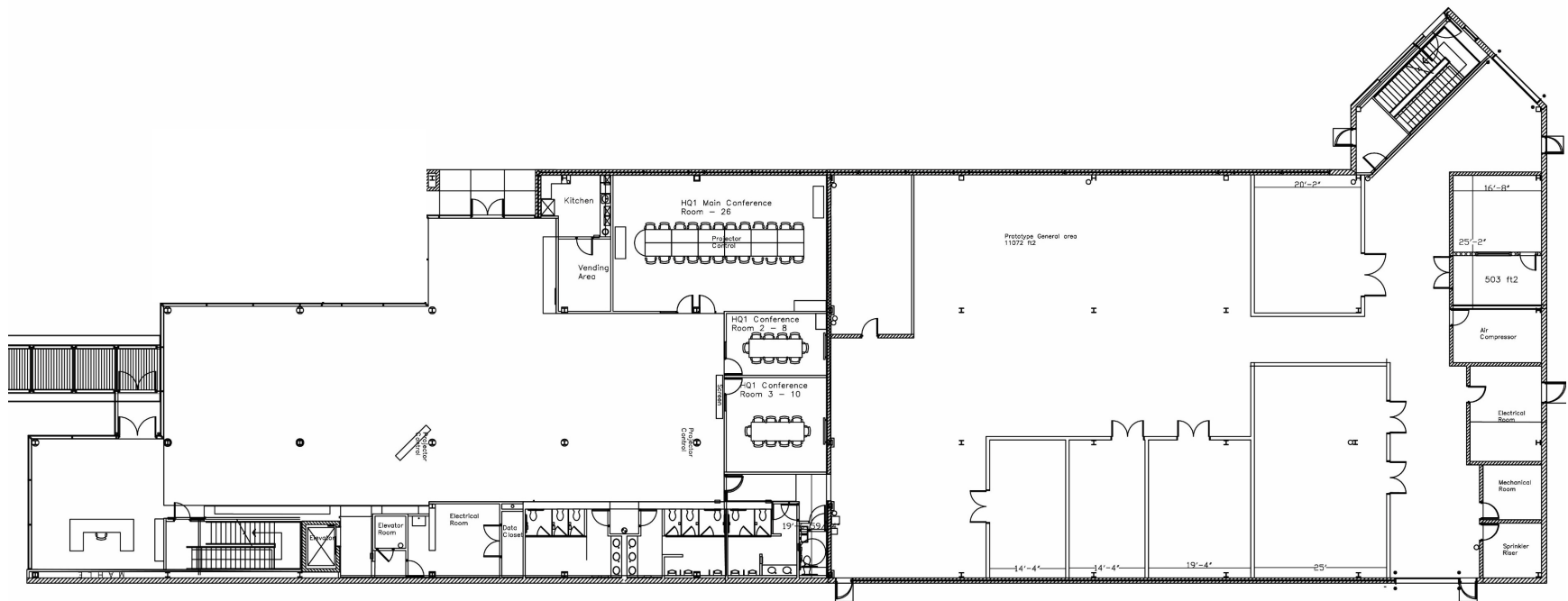


Floor Plan

2716 DALEY DRIVE

TROY, MI 48083

First Floor

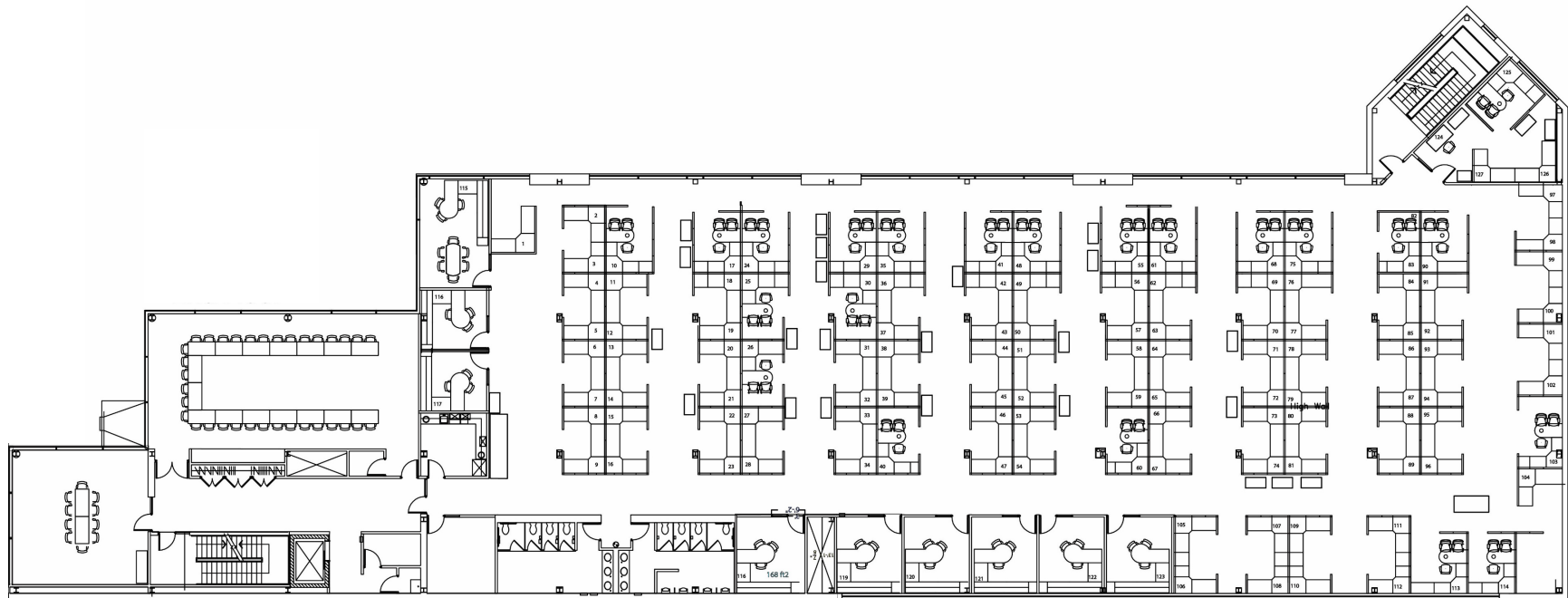


Floor Plan

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Second Floor

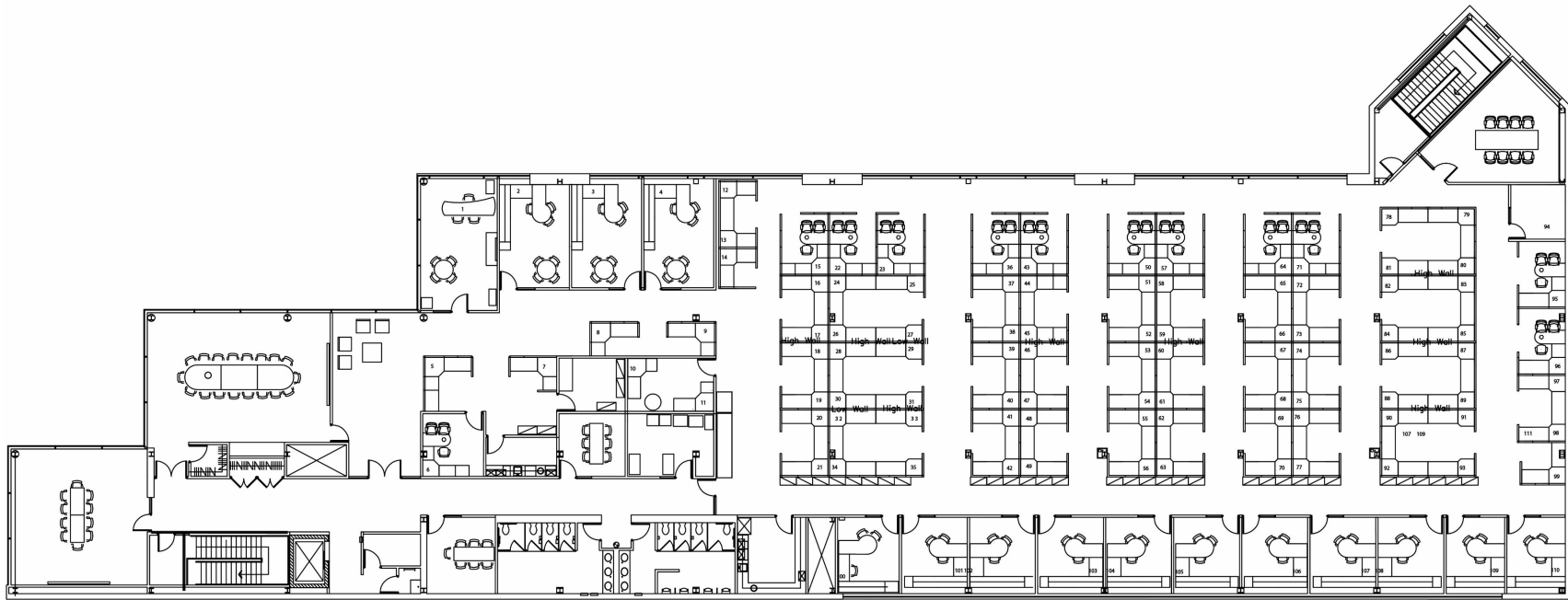


Floor Plan

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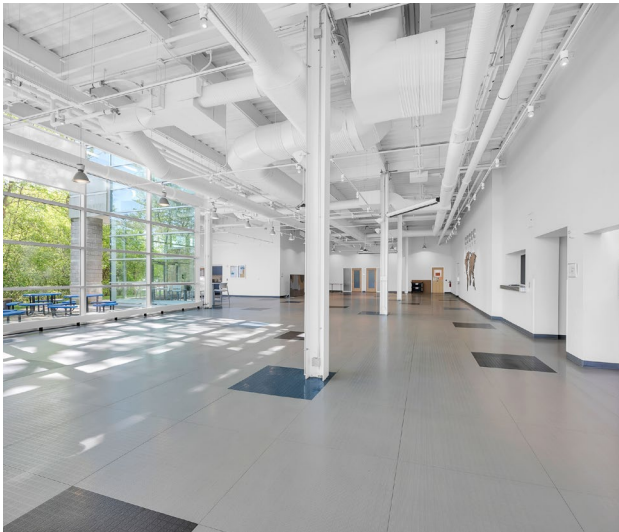
Third Floor



Additional Photos

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Interior



Additional Photos

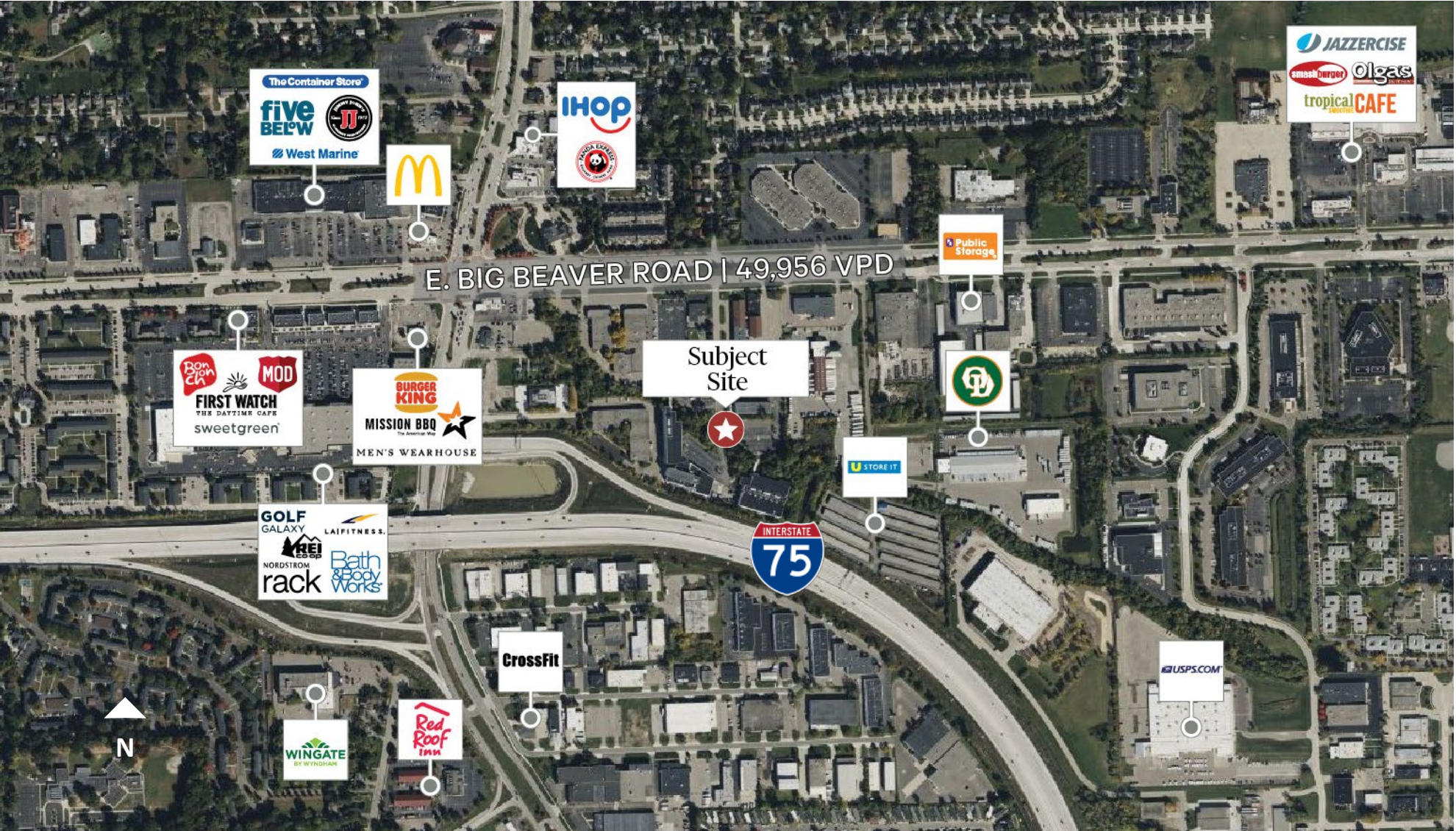
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Exterior



Area Amenities Map

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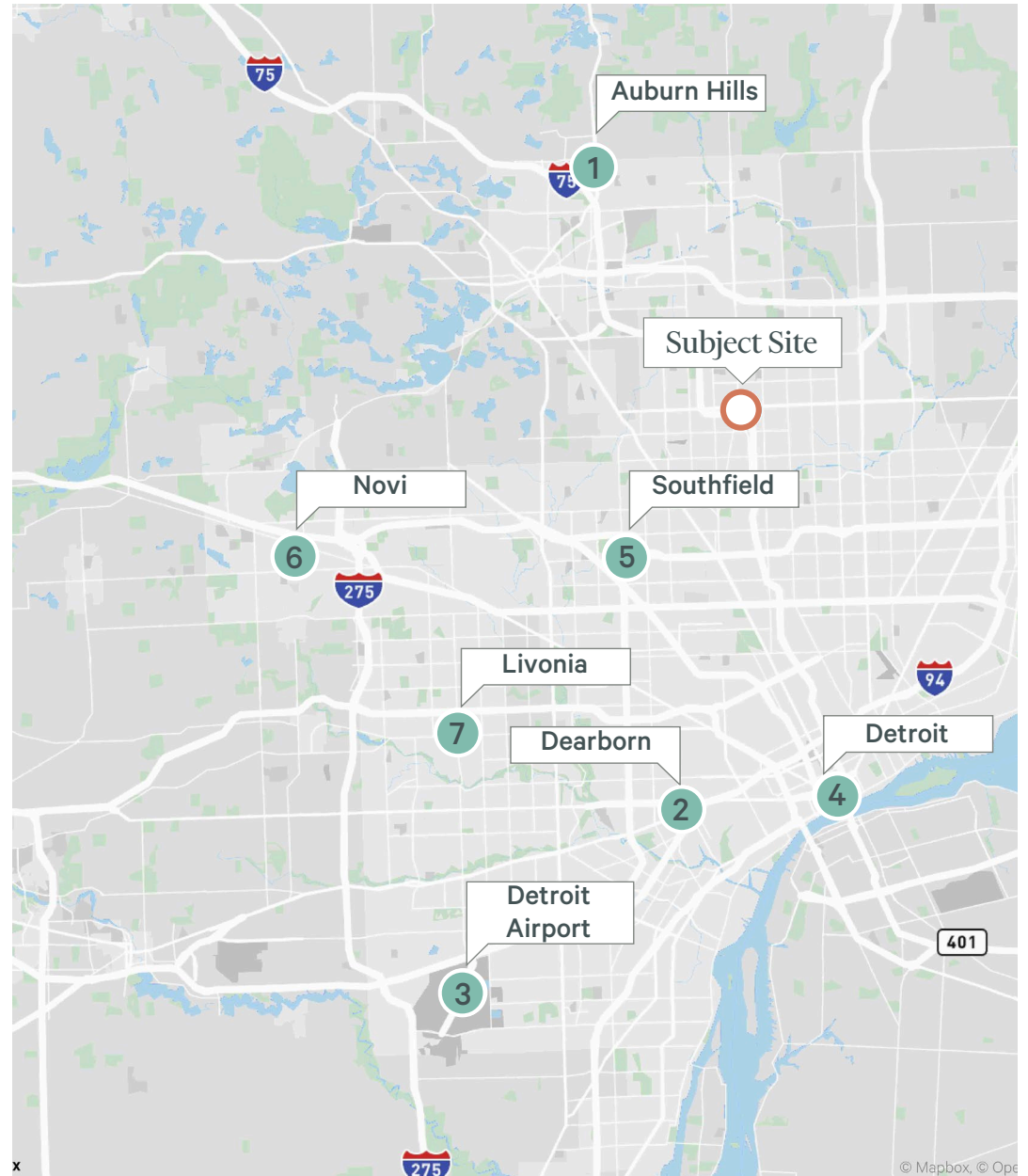
Drive Times

2716 DALEY DRIVE

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APPROXIMATE DRIVE TIMES

| # | Location | Miles | Minutes |
|---|-----------------------|------------|------------|
| 1 | Auburn Hills | 15.3 miles | 17 minutes |
| 2 | Dearborn | 23.0 miles | 33 minutes |
| 3 | Detroit Metro Airport | 34.6 miles | 40 minutes |
| 4 | Downtown Detroit | 19.7 miles | 28 minutes |
| 5 | Southfield | 13.5 miles | 22 minutes |
| 6 | Novi | 29.7 miles | 49 minutes |
| 7 | Livonia | 28.5 miles | 39 minutes |



Zoning – IB – Integrated Industrial Business District

Integrated Industrial Business District is the **most inclusive district in the City of Troy**. This includes multifamily, office, research, retail, etc.



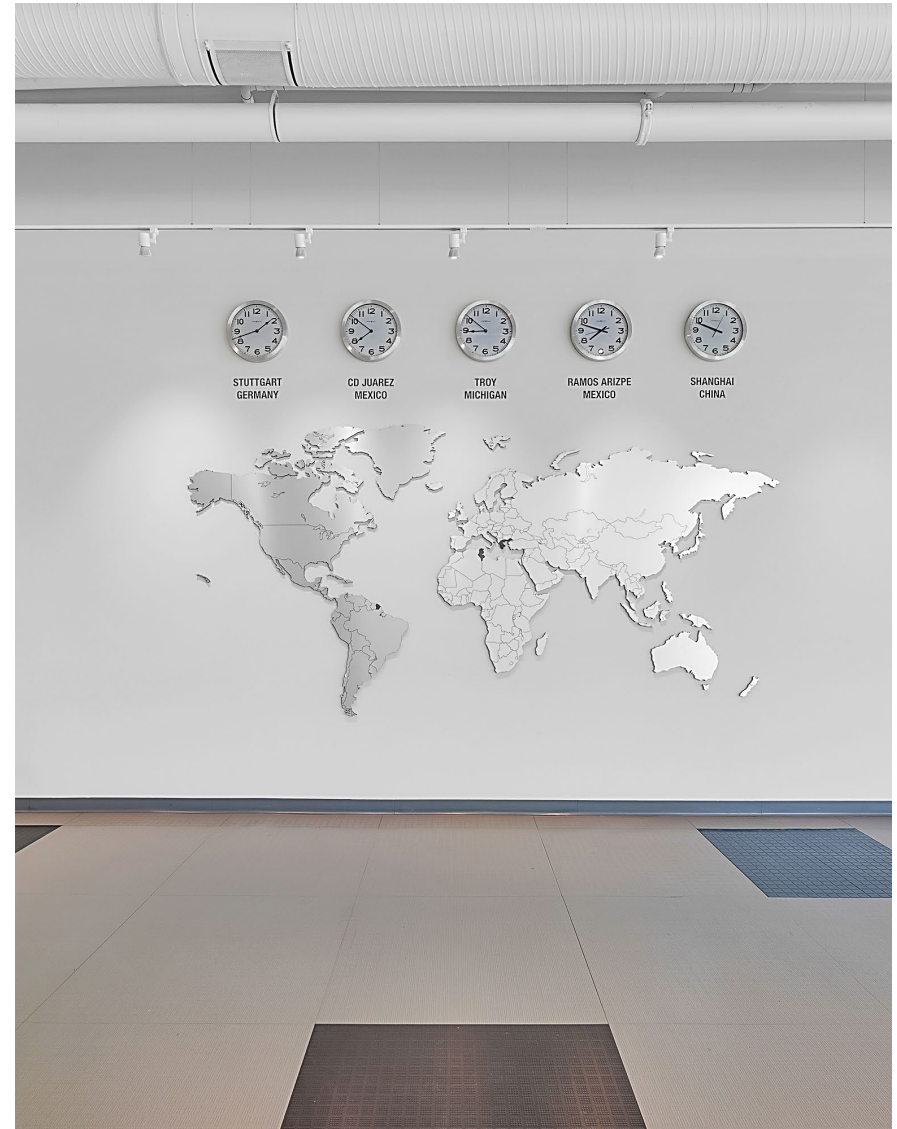
Click Here to view the City of Troy's
Schedule of Use Regulations



Permitted uses only need to be reviewed via the building permit process.

Permitted uses:

- Retail
- Mini-warehouse or self-storage
- Office
- Industrial
- Daycare centers and preschools
- Multi-family
- Senior assisted/independent living



For More Information, Please Contact:



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