

For Sale  
2852 Daley Drive

Troy, MI 48083



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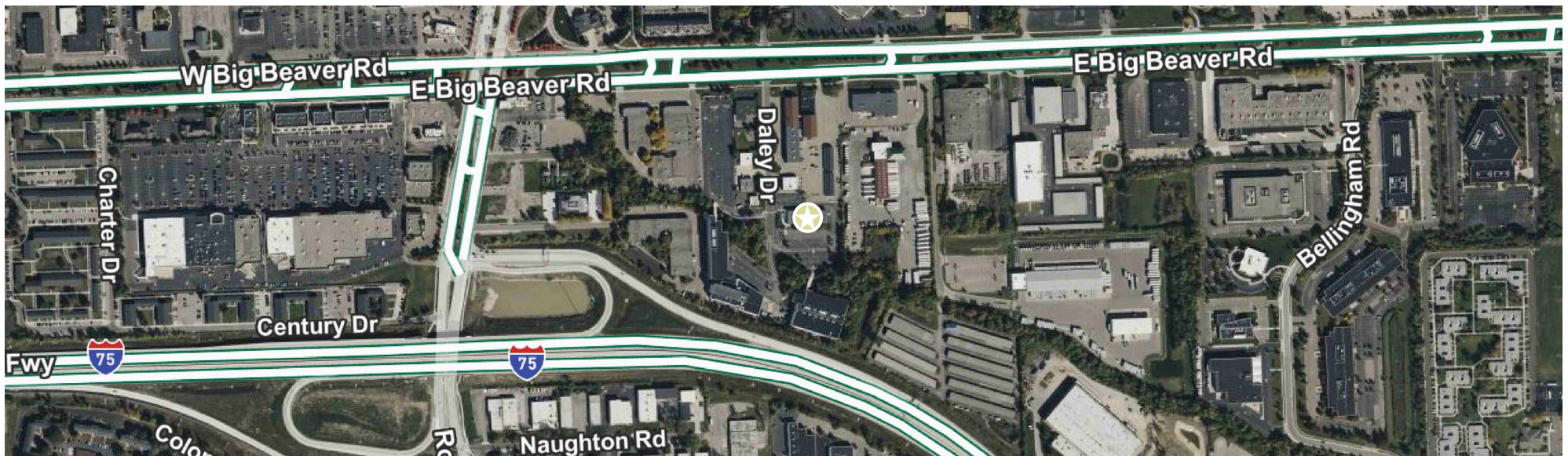
# Building Overview

**2852 DALEY DRIVE**  
TROY, MI 48083



## 2852 DALEY DRIVE PROPERTY INFORMATION

Total Building Square Footage:	10,800 Square Feet
Floors:	One (1)
Year Built / Renovated:	1978 / 2003
Zoning:	IB - Integrated Industrial Business District



# Building Highlights

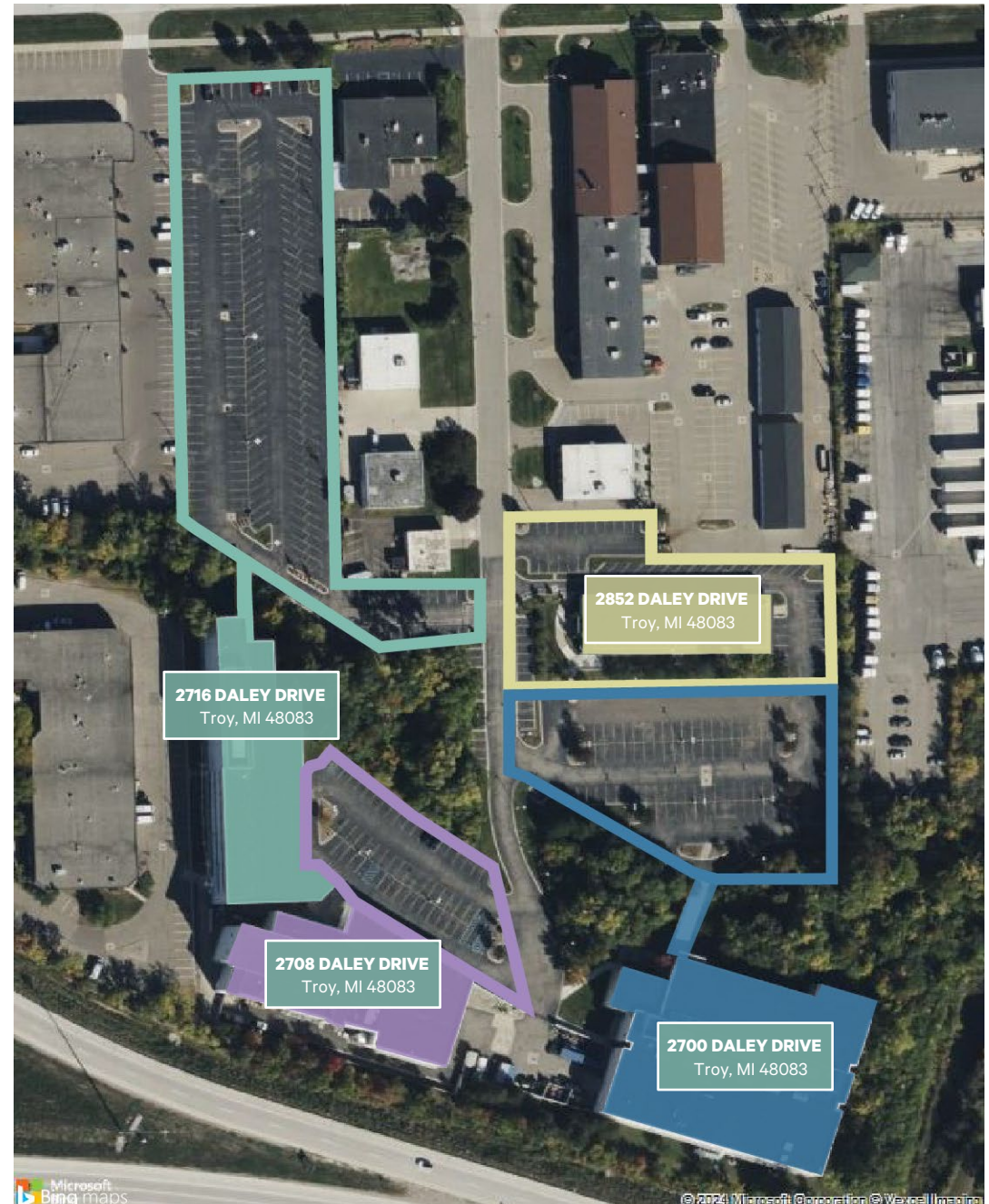
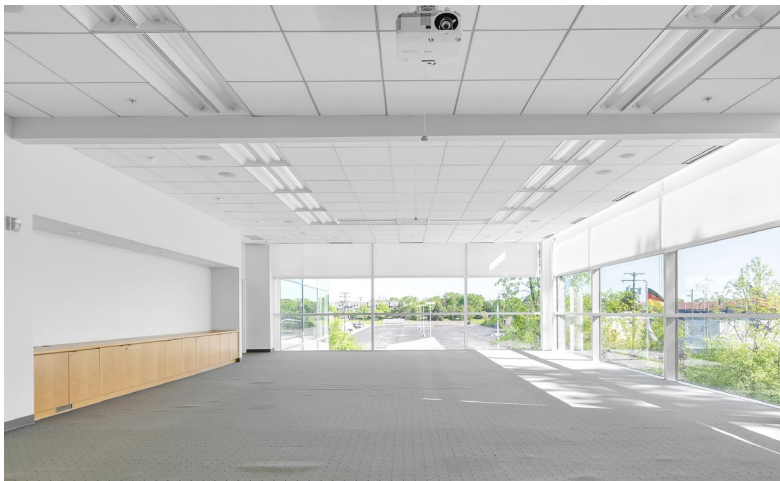
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- Architectural marvel
- Existing High-bay space can be expanded on 1st floor
  - 18 feet to deck
  - 13 feet 3 inches to ductwork
- Two (2) overhead doors
- Existing furniture available
- Efficient floor plates
- Possibility of curb-cut and/or outparcel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

**2852 DALEY DRIVE**

TROY, MI 48083

2852 Daley Drive is a 10,800 square foot office property located 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.

2852 Daley Drive offers a unique blend of size, location, and zoning flexibility, making it a valuable asset to the market.

## **Building Highlights:**

- Ability to add overhead door on west side of property
- Efficient floor plate
- Side parking lot
- 11 feet 7 inches to ceiling grid



## BUILDING MECHANICAL SYSTEMS

Spec Type	Spec Details
Heating:	Forced air
Cooling:	Refrigerant cooling
HVAC Control System:	RTU with VAV
Hot Water Heaters:	One (1)
Fire Prevention:	Fully Sprinklered
Cold Water:	City of Troy
Electricity:	150 KVA
Emergency Lighting:	Yes
Lighting System:	LED with some Halogen
Security System:	Yes / Bosch
Additional Mechanical Equipment:	Data Room

## PROPERTY CONDITION REPORTS

Spec Type	Spec Details
Roof Age/Warranty:	5 years
HVAC Age/Warranty:	Over 20 years
Parking Lot Age/Warranty:	15 years

## POWER SYSTEMS

Spec Type	Spec Details
Utility Power:	DTE
Critical Cooling:	Switch room cooling system

# Aerial Overview

**2852 DALEY DRIVE**  
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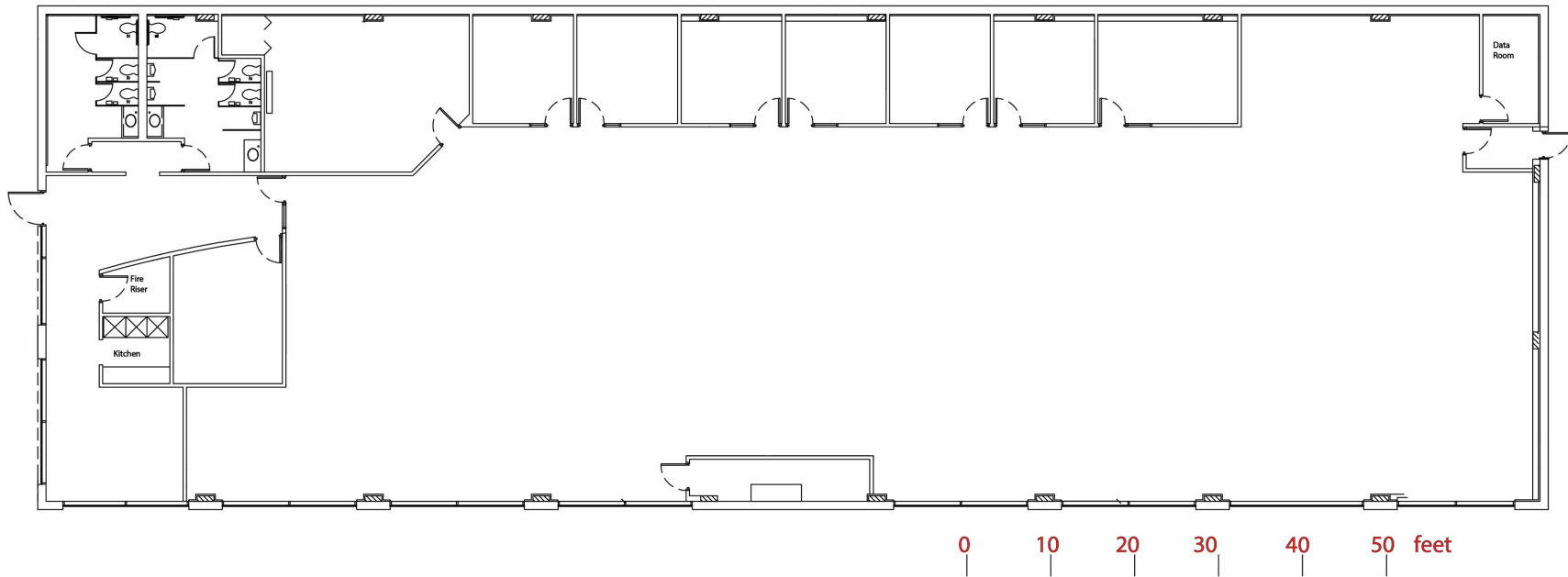


# Floor Plan

2852 DALEY DRIVE

TROY, MI 48083

First Floor



# Additional Photos

**2852 DALEY DRIVE**  
TROY, MI 48083

Interior



# Additional Photos

**2852 DALEY DRIVE**

**TROY, MI 48083**

Exterior



# Area Amenities Map

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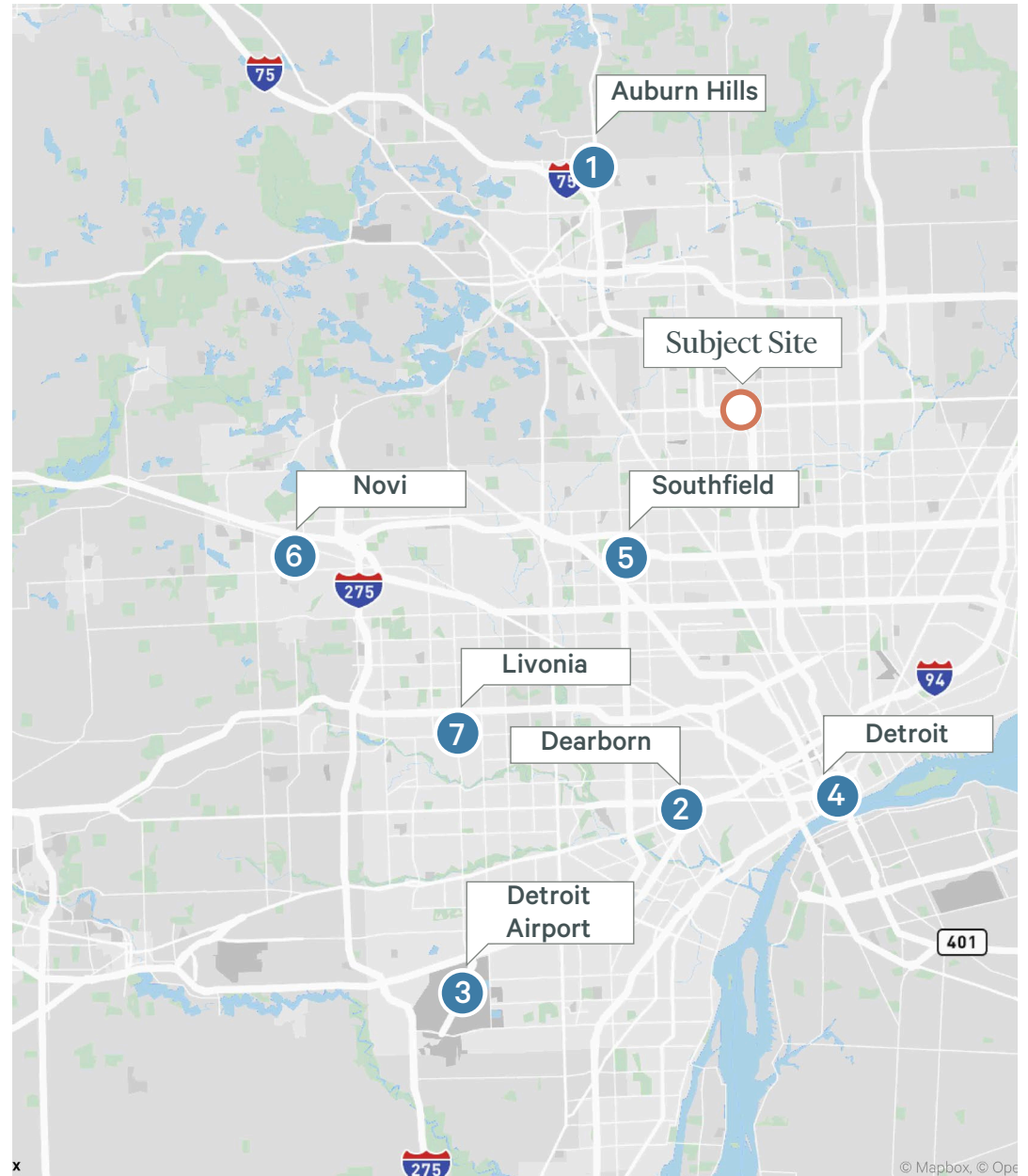
# Drive Times

**2852 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.



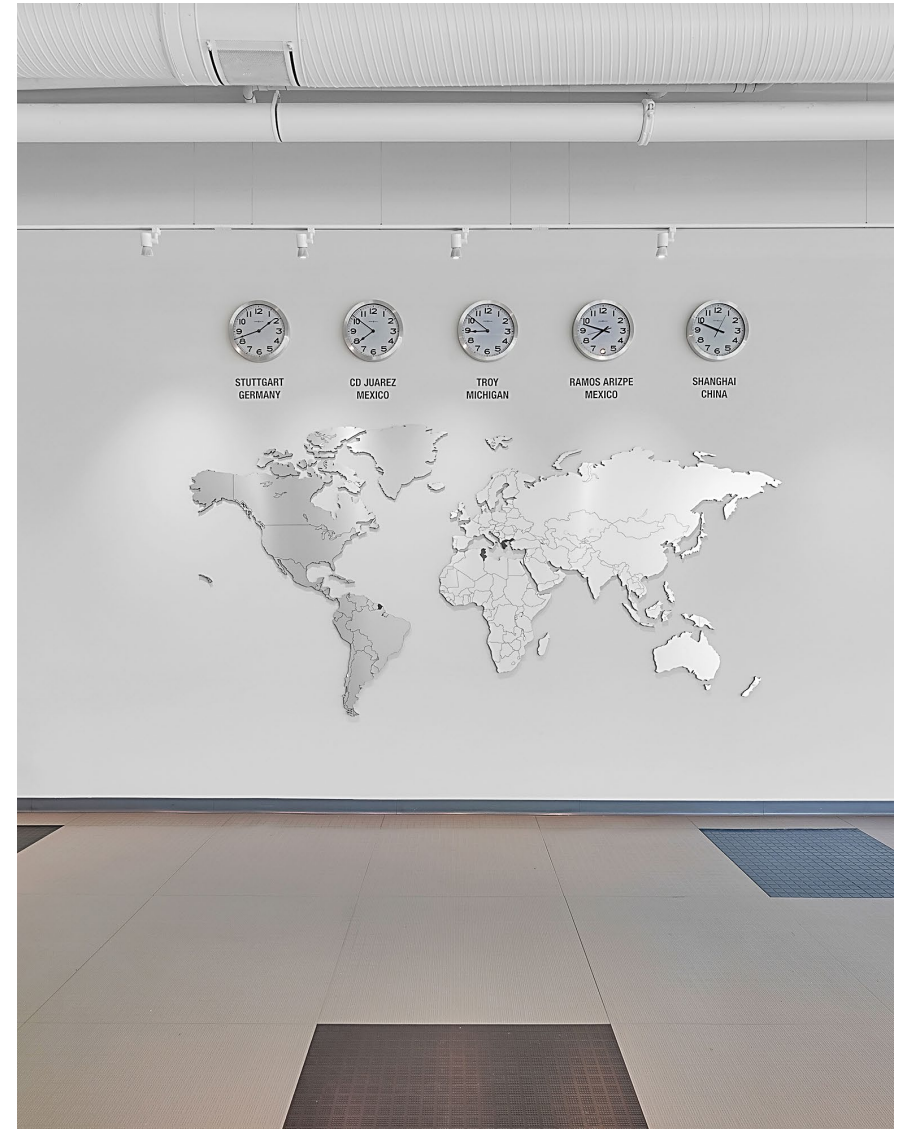
Click Here to view the City of Troy's  
Schedule of Use Regulations



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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