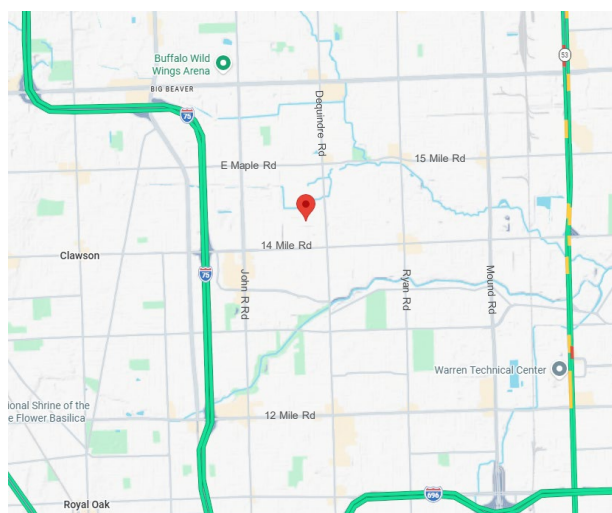




FOR SALE

2741 Elliott Ave.

Troy, MI



Property Highlights

- 13,396 SF Available For Sale
- (2) Exterior Truckwells
- (2) 12' x 14' Grade Level Doors
- Ample Parking
- 1,000A / 480V 3Phase Heavy Power
- 16' Ceiling Height

For information, please contact:

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Executive Managing Director

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Chris Hill

Managing Director

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Sale

2741 Elliott Dr Troy, MI 48083

NEWMARK



Pricing Information:

Lease Rate Range:	N/A
Lease Type:	
Sale Price:	\$1,607,520
Price per sf:	\$122.00/sf
Real Estate Taxes psf:	\$0.00
Building Insurance psf:	\$0.00
CAM psf:	N/A

Property Details:

Total Building Area:	13,396 sf
Min/Max Available:	13,396 sf
Office Area:	3,500 sf
Property Type:	R&D/Flex
Tenancy:	Single-tenant
Year Built:	01/01/1967
Year Renovated:	
Zoning:	M-1
Site/Parcel Area:	1.66 acres

Parcel ID:	20-36-426-052
Parking Description:	60
Rail Served:	No
Cranes:	No
Heat:	Radiant Tube
Clear Height Min/Max:	16.0 '
Grade/Dock Doors:	2 / 2
Sprinkler:	No
Power:	1,000 amps, 480 volt

Comments:

Great Troy manufacturing or warehousing building, 2) exterior truckwells, 2) 12' x 14' grade level doors, heavy power, 60 car parking, high bay office can be removed to create additional warehouse. Immediate Occupancy.

Chris Hill

248.350.1192

Chris.Hill@nmrk.com

Geoffrey Hill

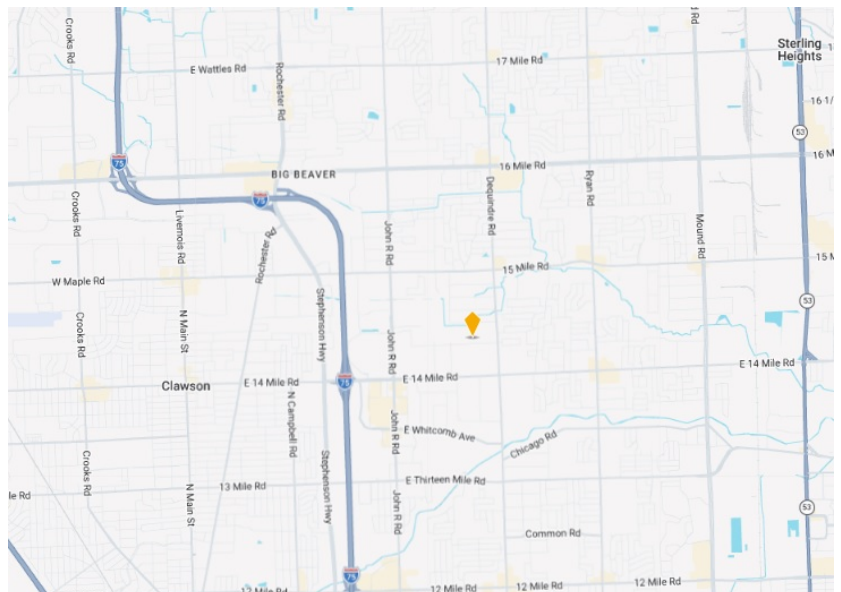
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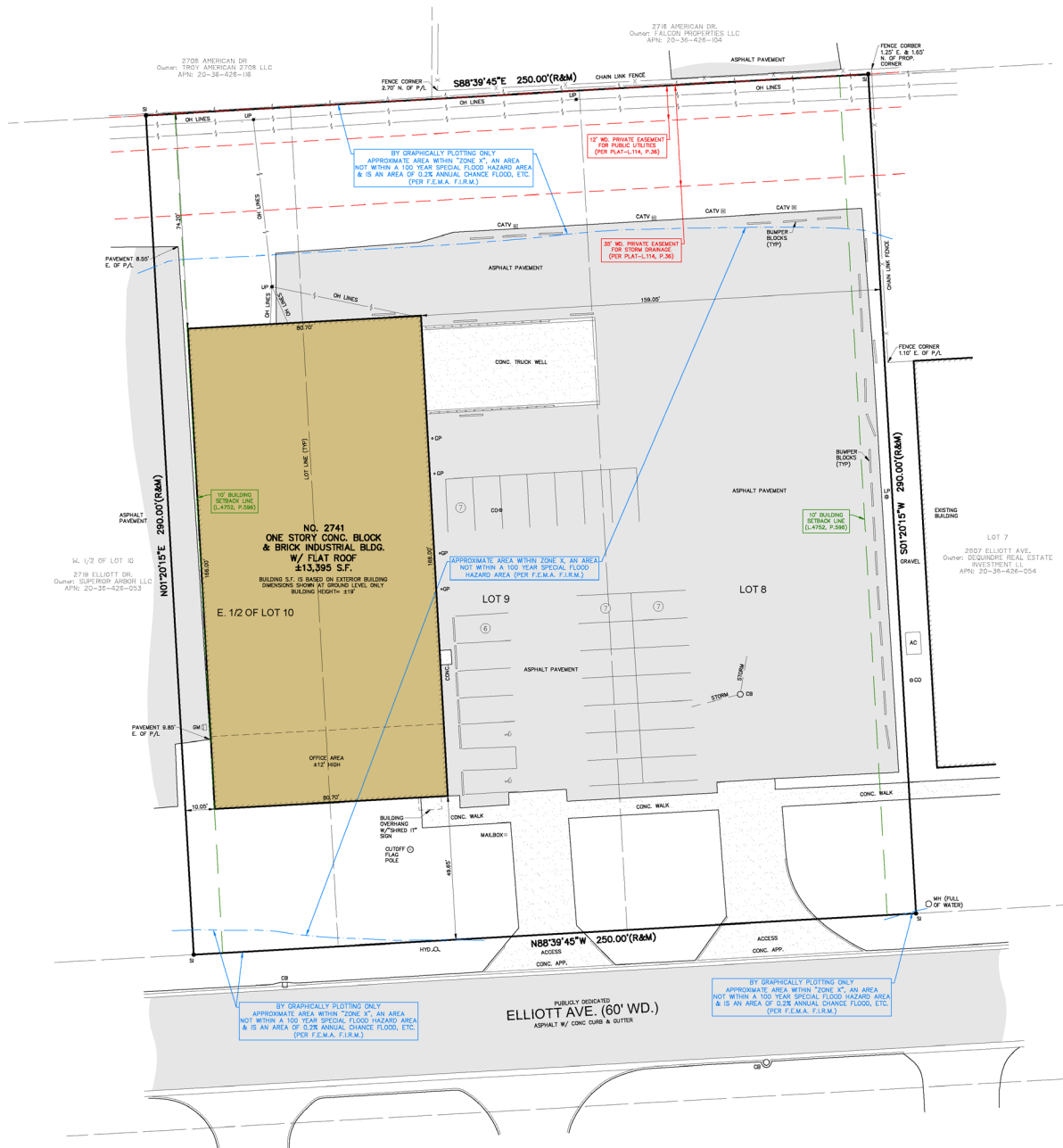
Theodore.Keefe@nmrk.com

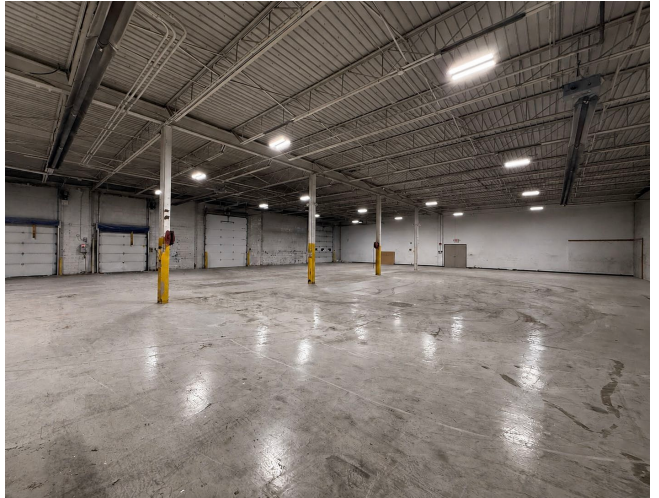


Floor Plan Details:

- GM OFFICE:** Located at the top left, containing a computer and fax machine.
- 8 SALES + 1 SHS + FUTURE:** A large area with multiple tables and chairs, indicating future expansion.
- CSS:** A room with several desks and chairs.
- MEETING ROOM:** A room with a large table and chairs, labeled "120 x 42".
- CSR ROOM:** A room with a sink and dishwasher, labeled "SINK WITH DISHWASHER".
- SERVERY/LUNCHEON ROOM:** A room with a sink and dishwasher, labeled "SINK WITH DISHWASHER".
- W.C. (Restrooms):** Multiple restrooms are located throughout the plan, including one labeled "W.C." near the bottom left.
- Annotations:**
 - "panels added" (multiple locations)
 - "sink & surface added"
 - "sink with dishwasher"
 - "phone closet"
 - "possible server room location?"
 - "COMPLETE WALL"

Logue Logue and Associates Inc. 773 Wilderness Avenue Toronto, Ontario M6S 3K4 T: 416-476-8771 F: 416-160-7749 info@logueassociates.ca Please provide the following information as requested. Do not start construction until all items are received. Do not start construction without all permits. The supplier's price must include any tax and permit fees applicable to the project. The supplier's price must also include any taxes and permit fees applicable to the project. The supplier's price must also include any taxes and permit fees applicable to the project. © 2005 Logue and Associates Inc. Do not make enquiries.	<table><tr><td>No.</td><td>Revisions / Issues</td><td>Date</td></tr><tr><td>1</td><td>FOR CLIENT REVIEW</td><td>01/24/08</td></tr><tr><td>2</td><td>ADDED PANELS TO CARRY POWER/DATA</td><td>03/12/08</td></tr></table>	No.	Revisions / Issues	Date	1	FOR CLIENT REVIEW	01/24/08	2	ADDED PANELS TO CARRY POWER/DATA	03/12/08	Project Name SECURIT - DETROIT	Project No. 2006	Drawing No. ID-01
	No.	Revisions / Issues	Date										
1	FOR CLIENT REVIEW	01/24/08											
2	ADDED PANELS TO CARRY POWER/DATA	03/12/08											
		Curring Title FURNITURE PLAN	Date 01/24/08	Reviewed By AL									





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