

1101-1135 ROCHESTER ROAD
TROY, MICHIGAN

INDUSTRIAL FOR SALE OR LEASE

For Sale: 42,900 Square Feet

For Lease: 6,100-31,400 Square Feet



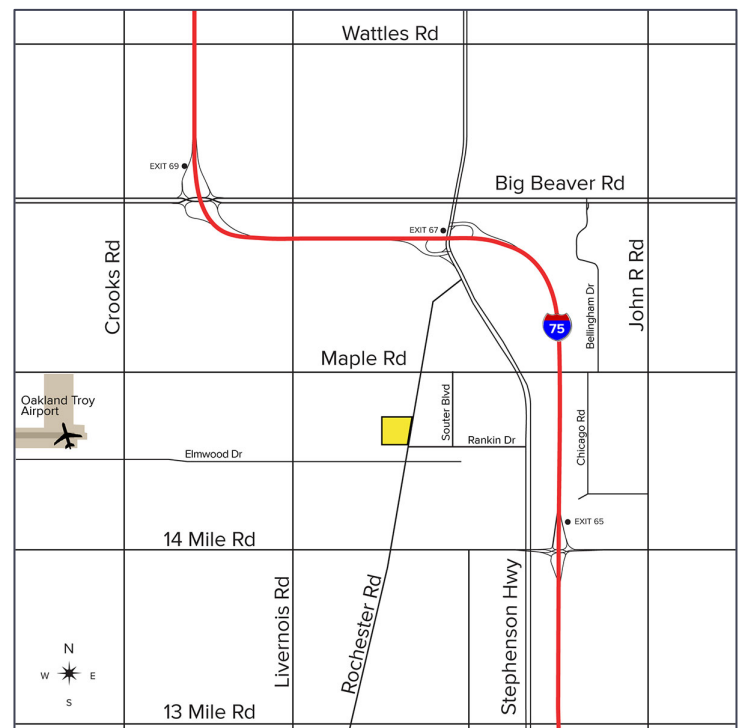
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TROY COMMERCE CENTER II



PROPERTY FEATURES

- 6,100-31,400 square feet available for lease
- Entire 42,900 square foot building for sale
- 18' clear height
- (5) 12' x 14' grade level doors, (6) truckwells
- Zoned light industrial
- Building on a main road close to I-75/I-696
- Owner plans to paint warehouse, adding LED lighting and reconstructing the offices
- 480 volts power
- NNN's - \$0.98/sq. ft.
- Sale Price: \$4,300,000



For more information, please contact:

KRIS PAWLOWSKI

(248) 359 3801

kpawlowski@signatureassociates.com

PAUL HOGE

(248) 948 0103

paulhoge@signatureassociates.com

JOE BANYAI

(248) 948 0108

jbanyai@signatureassociates.com

1101-1135 Rochester Road – Troy, Michigan

Industrial For Sale or Lease

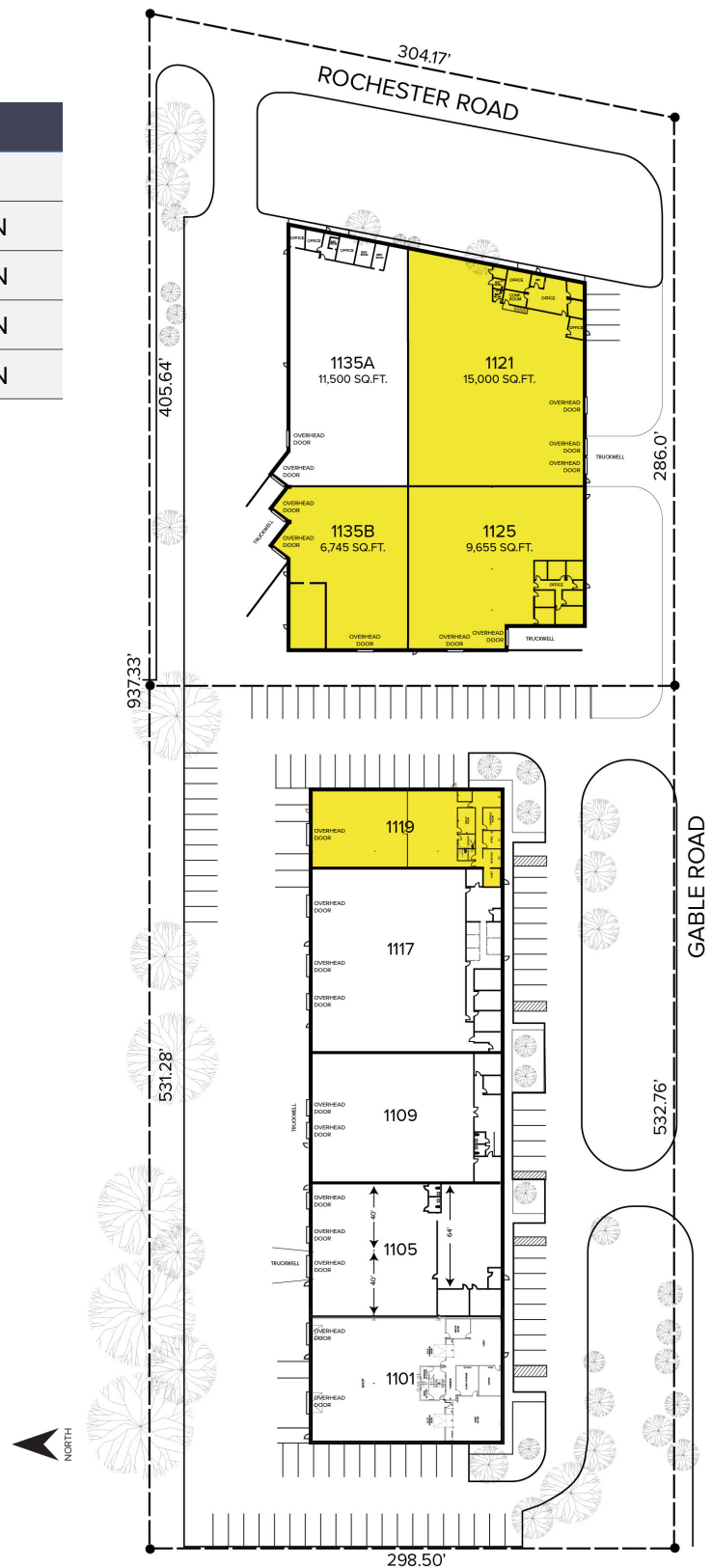
For Lease –
6,100-31,400 SF

For Sale –
42,900 SF

Site Plan

AVAILABILITY

UNIT	TOTAL SF	RATE
1119	6,100	\$8.75/sq. ft. NNN
1121	15,000	\$8.95/sq. ft. NNN
1125	9,655	\$8.95/sq. ft. NNN
1135B	6,745	\$8.95/sq. ft. NNN



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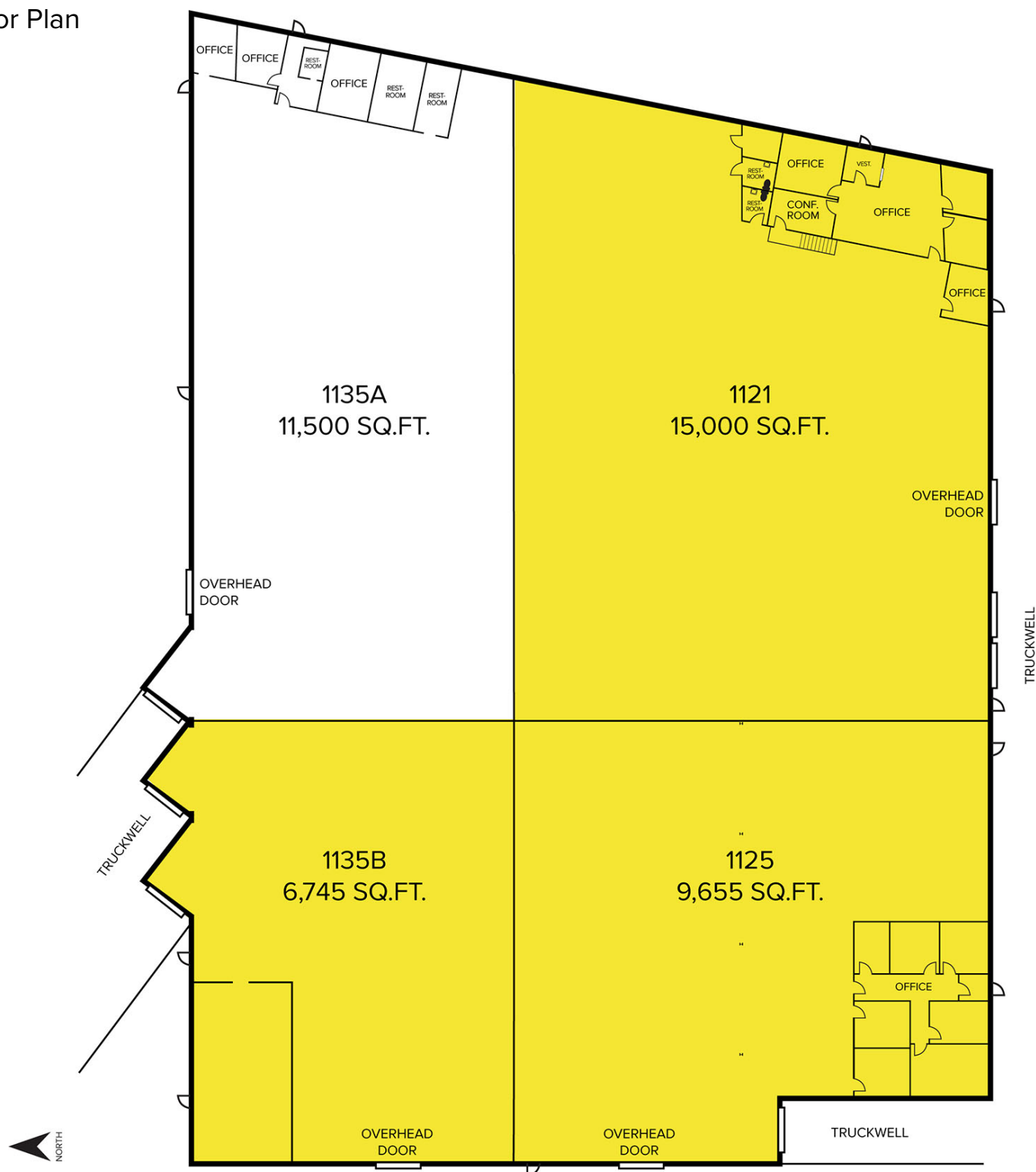
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Floor Plan



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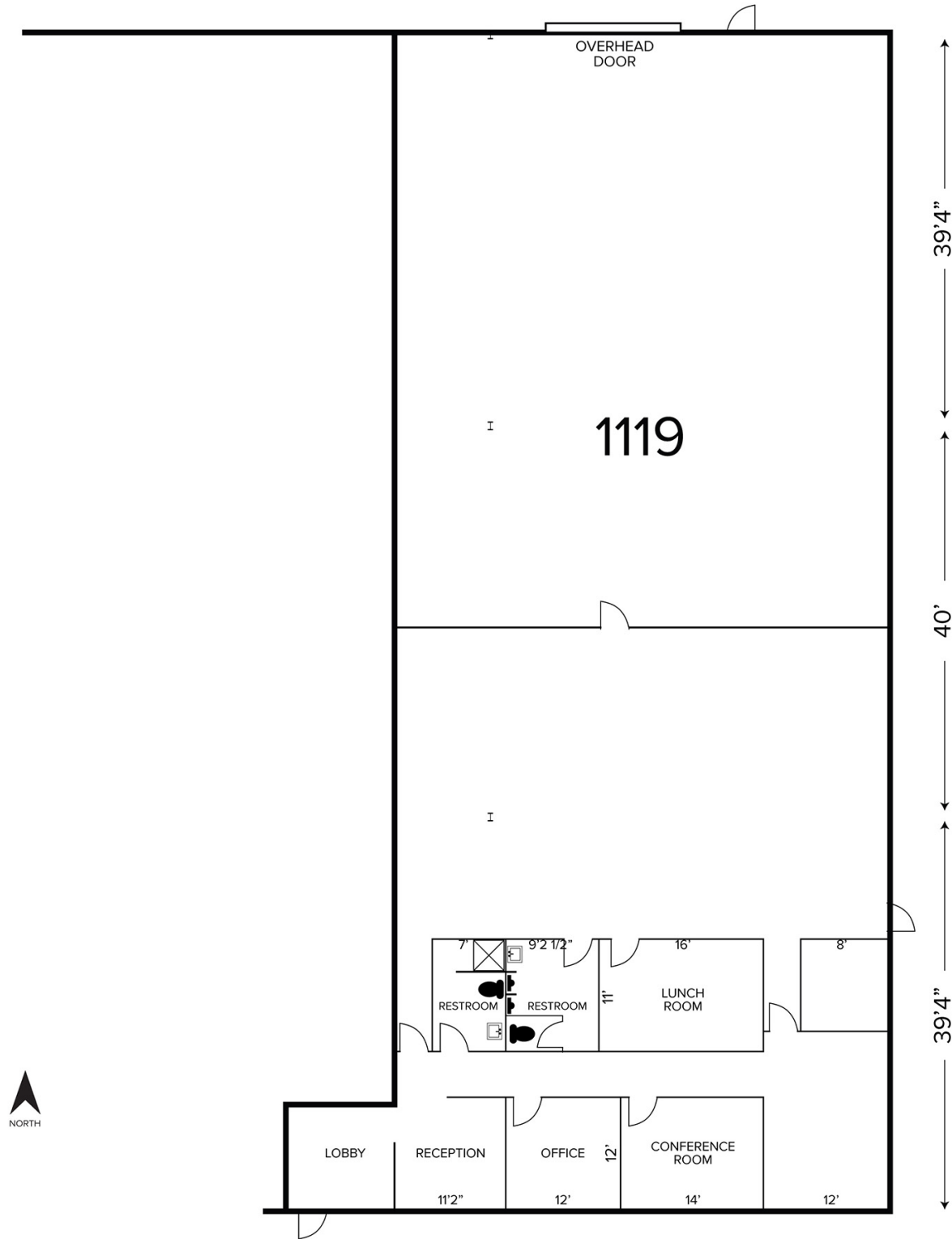
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Aerial



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