

# 1202 East Maple Road

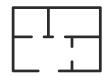
Troy, MI

- 20,688 Sq. Ft. For Lease
- Exceptionally Clean
- 2 Truck Wells
- Main Road Frontage
- Excellent Office Layout
- Hi-Density Fire Suppression System
- 60' Wide Bays

## INDUSTRIAL BUILDING FOR LEASE



16,788 SF of Factory



3,900 SF of Office

### FOR MORE INFORMATION:

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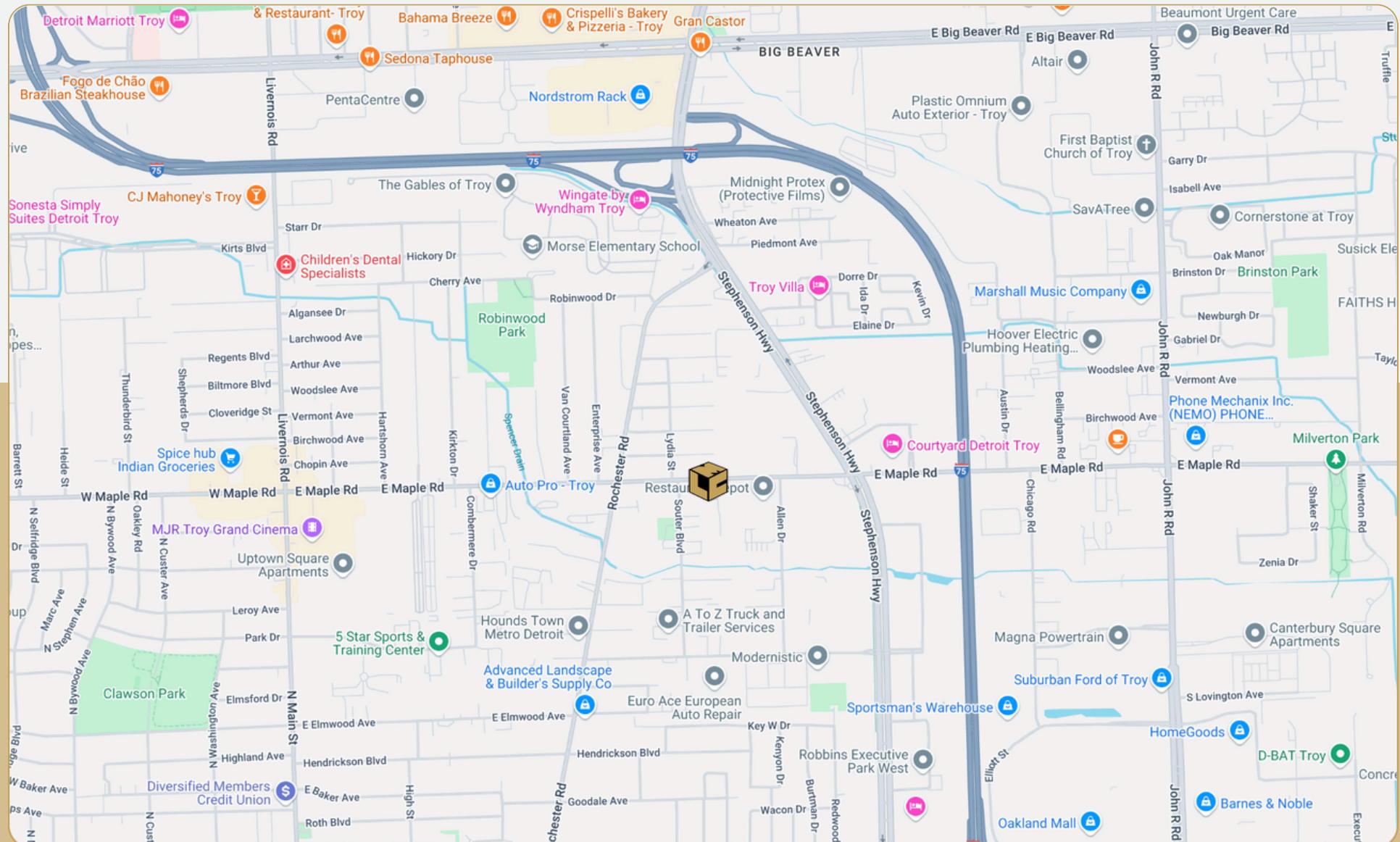
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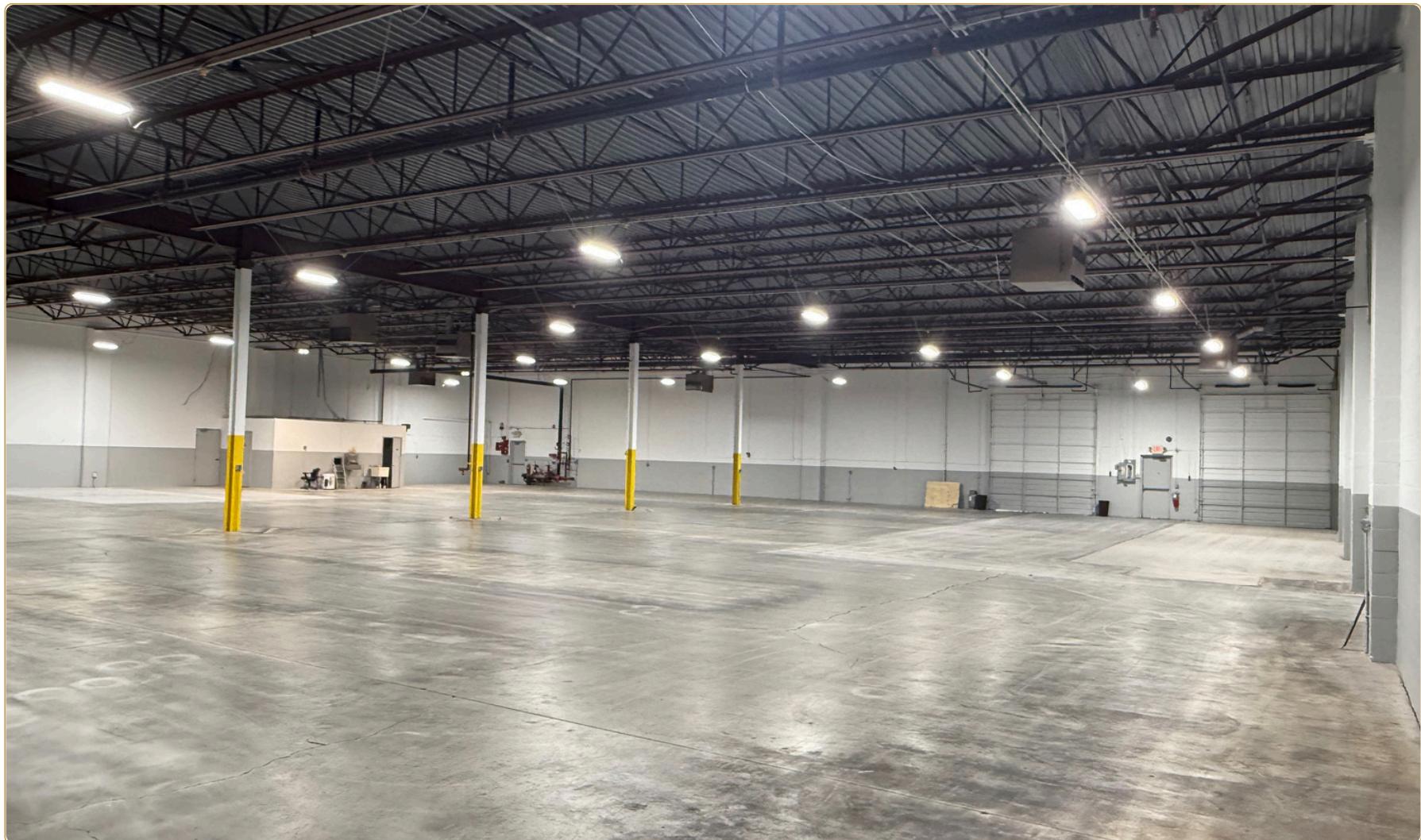
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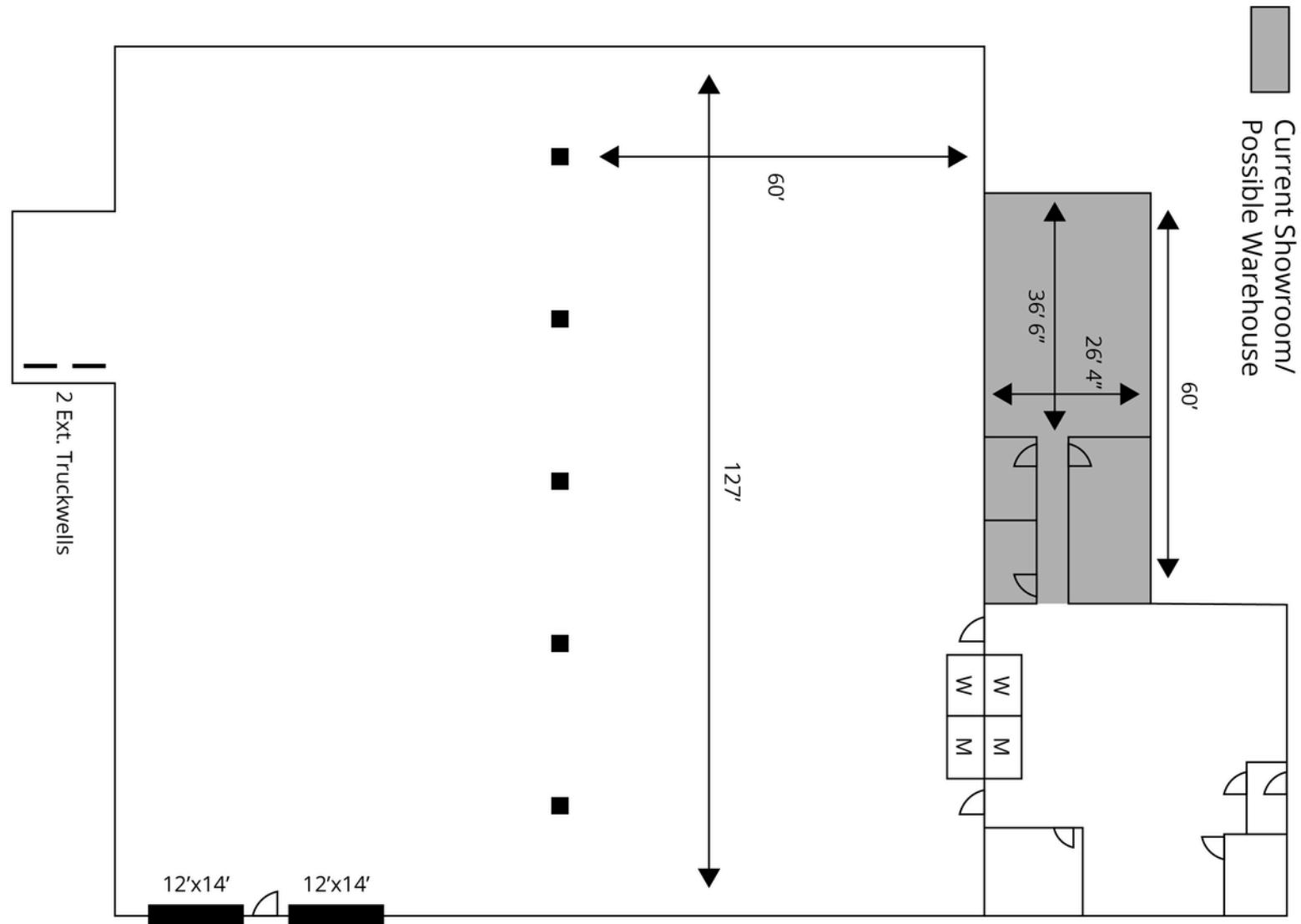
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## Industrial Property Details:

### Details:

**Intersection:** Rochester Rd/Maple Rd  
**Tenancy:** Single  
**Year Built:** 1984  
**Rail Siding:** No  
**Frontage:** 150'  
**Parking:** 30 Spaces  
**Expandable:** -  
**Storage:** -  
**Total SF:** 20,688 SF  
**Available SF:** 20,688 SF  
**Min/Max SF:** 20,688 SF  
**Office SF:** 3,900 SF  
**Factory SF:** 16,788 SF  
**X-Way Distance:** Minutes to I-75  
**Zoning:** IB  
**Acres:** 1.2

### Interior:

**Ceiling Height:** 17.5'  
**Bay Size:** 60'  
**Restrooms:** 4  
**Crane(s):** -  
**Underhook:** -  
**Power:** 240 Volt | 400 Amps  
**Buss Duct:** No  
**Lighting:** LED  
**Truckwell(s):** 2 ext.  
**Grade Door:** (2) 12'x14'  
**Heating:** Gas Forced Air  
**A/C:** Office Only  
**Sprinklered:** -  
**Airlines:** No  
**Compressor:** No  
**Floor Drains:** No

### Economic:

**Lease/SF:** \$8.95  
**Lease/Month:** \$15,429.80  
**Lease Terms:** NNN  
**Occupancy:** Immediate  
**Taxes:** \$2.40 SF/yr (2026 Estimate)  
**Status:** Existing