

Industrial | For Sale or Lease

CBRE

1757 Larchwood Dr

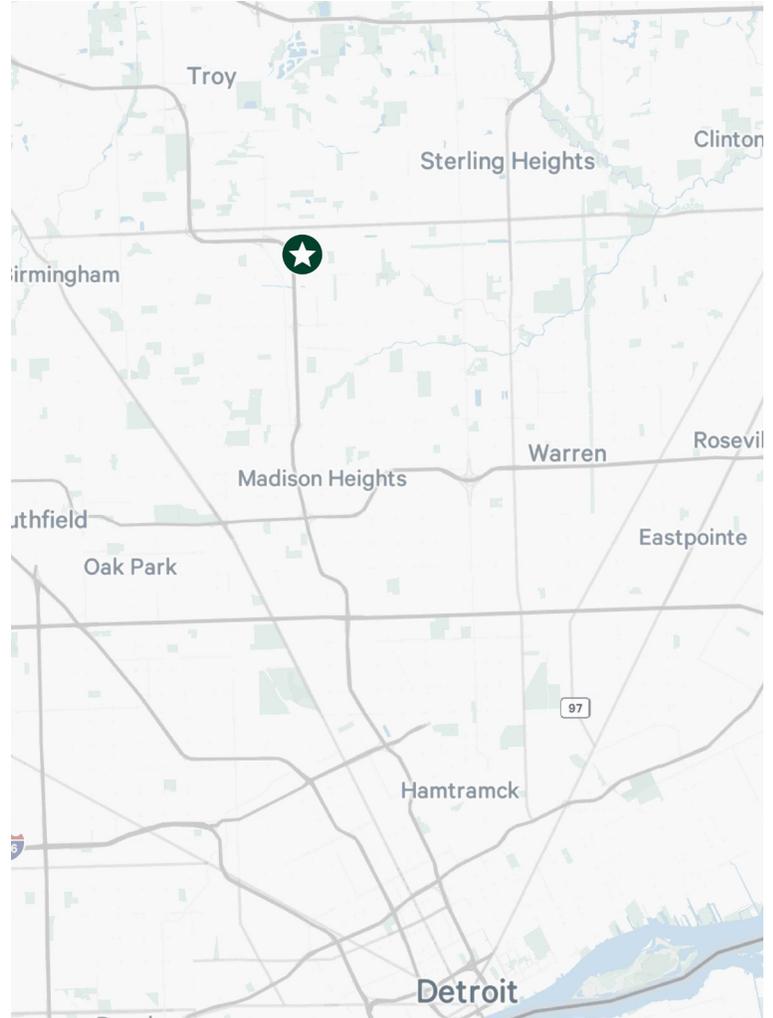
Troy, MI

44,855 Square Foot Building Available



Property Features

- + 44,855 Square Feet
- + ± 7,900 SF Office
- + ± 37,000 SF Shop/Warehouse
- + Two (2) Truckwells
- + Three (3) Grade Level Doors
- + 14' - 16' Clear Height
- + Shop is Partially Air Conditioned
- + Trench Drains
- + Great Truck Maneuverability with Opportunity for Additional Parking
- + Lease Rate: \$6.75/SF NNN
- + Sale Price: \$3,795,000



Contact Us

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Aerial



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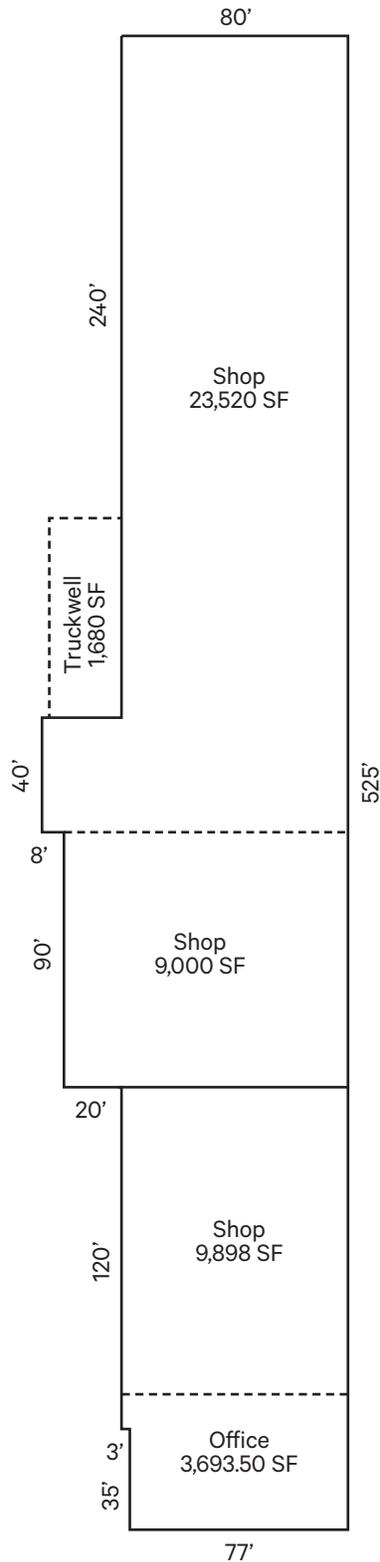
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Floor Plan



Property Overview

+ County:	Oakland	+ Total Building Size”	44,855 SF	+ Lease Rate:	\$6.75/SF NNN
+ Zoning	IB	+ Divisible (Min/Max)	No	+ Taxes:	\$31,398.50 (2024)

Year Built:	1968	Parking:	Ample/Expandable
Total Available:	44,855 SF	HVAC:	Partial AV in Shop Remainder Radiant Tube
Available Office:	± 7,900 SF	Power:	3 Phase
Available Shop:	± 37,000 SF	Security System:	Possible
Divisible:	No	Lighting:	LED
Acreage:	1.92 AC	Grade Level Doors:	Three (3)
Construction:	Masonry	Truckwells:	Two (2)
Ceiling Height:	14' - 16'	Sprinklers:	Yes

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