

FOR SALE

INDUSTRIAL BUILDING



353 OLIVER DRIVE, TROY, MI



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353 OLIVER DRIVE

PROPERTY HIGHLIGHTS

- ±12,000 SF industrial building on ±0.92 acres in Thunderbird Industrial Park
- Recent capital improvements completed minimizing near-term maintenance costs
- Functional single-story layout well-suited for a variety of industrial or flex uses
- Excellent access to I-75 and major Troy thoroughfares including Big Beaver Rd and Maple Rd
- Highly desirable Troy industrial submarket with strong demand from owner-users

Sale Price **\$1,320,000**

Available SF **12,000**

Property Type **Industrial**

City **TROY**

Zoned **I-1**



FOR SALE – TROY, MI

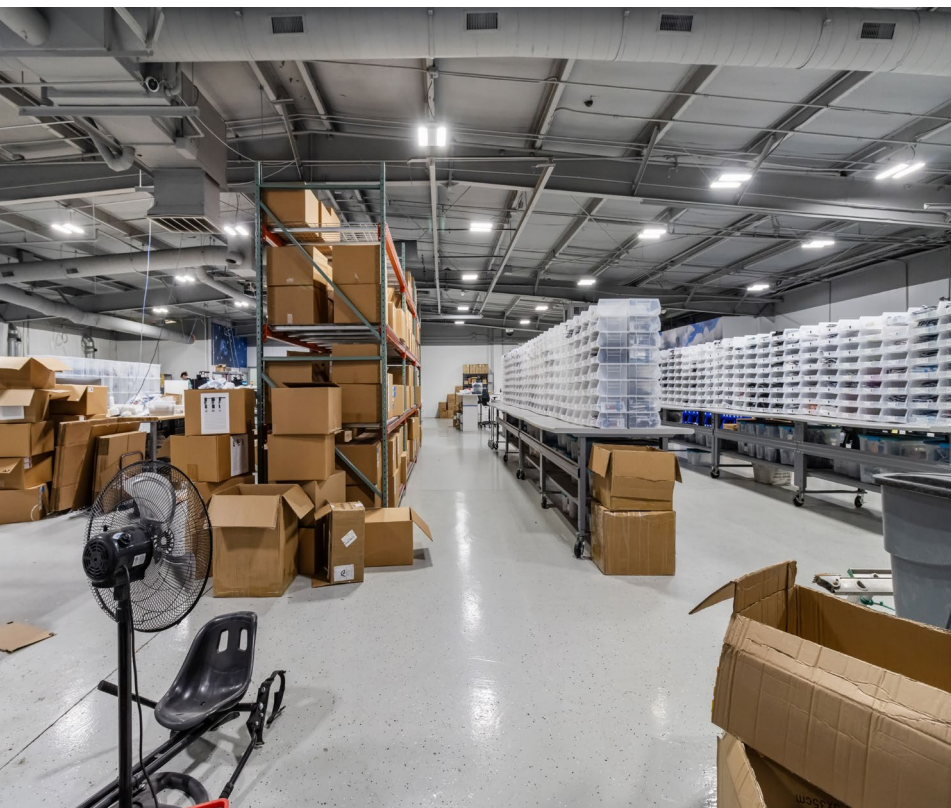
PROPERTY HIGHLIGHTS

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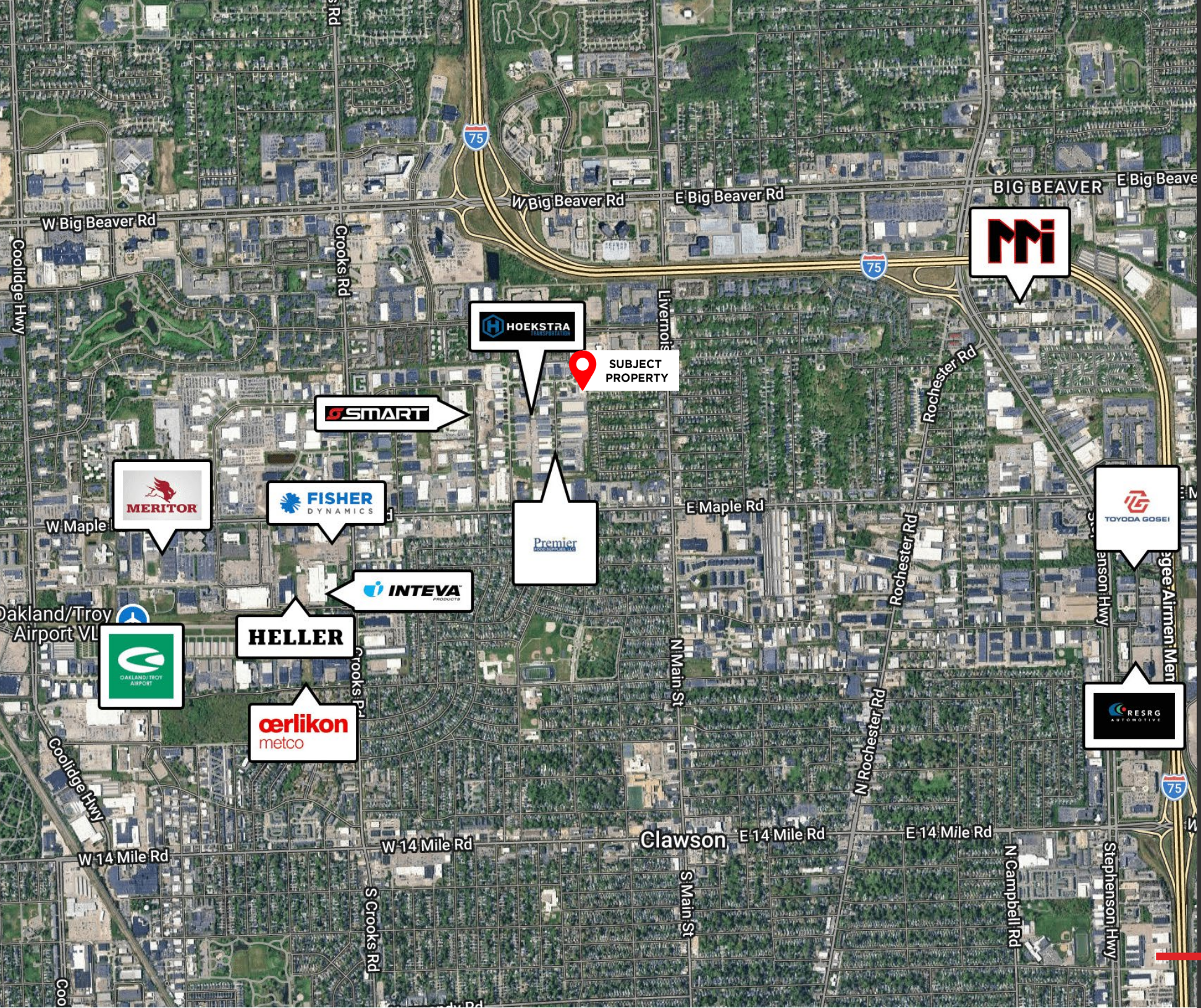


**SUBJECT
PROPERTY**

PROPERTY PHOTOS



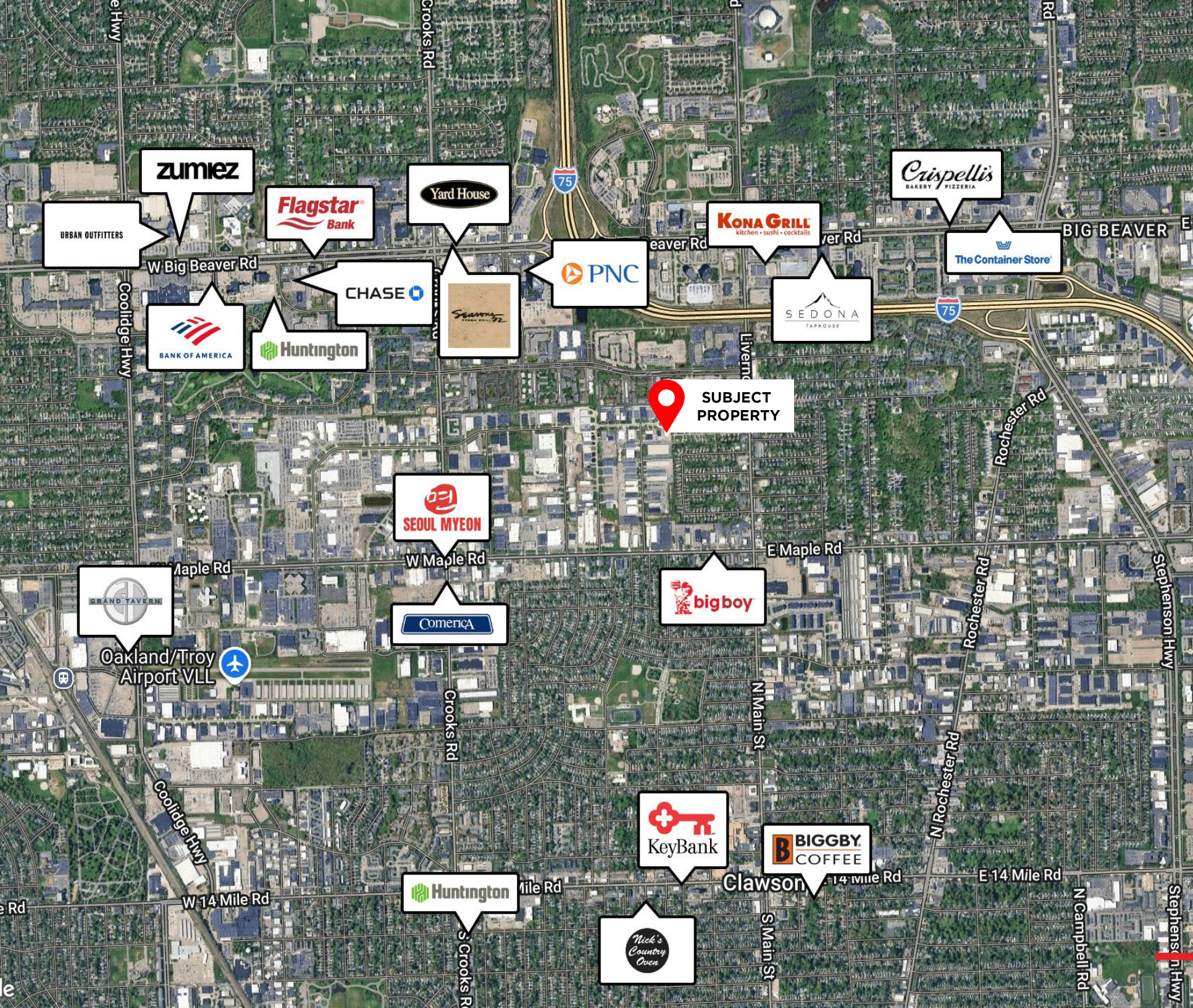
PROPERTY PHOTOS



SUBJECT PROPERTY



INDUSTRIAL NEIGHBORS



zumiez

URBAN OUTFITTERS

Flagstar Bank

Yard House

Crispelli's BAKERY PIZZERIA

BANK OF AMERICA

Huntington

CHASE

Scarfina

PNC

KONA GRILL kitchen • sushi • cocktails

SEDONA TAPHOUSE

The Container Store

SUBJECT PROPERTY

SEOUL MYEON

GRAND TAVERN

Comerica

big boy

Oakland/Troy Airport VLL

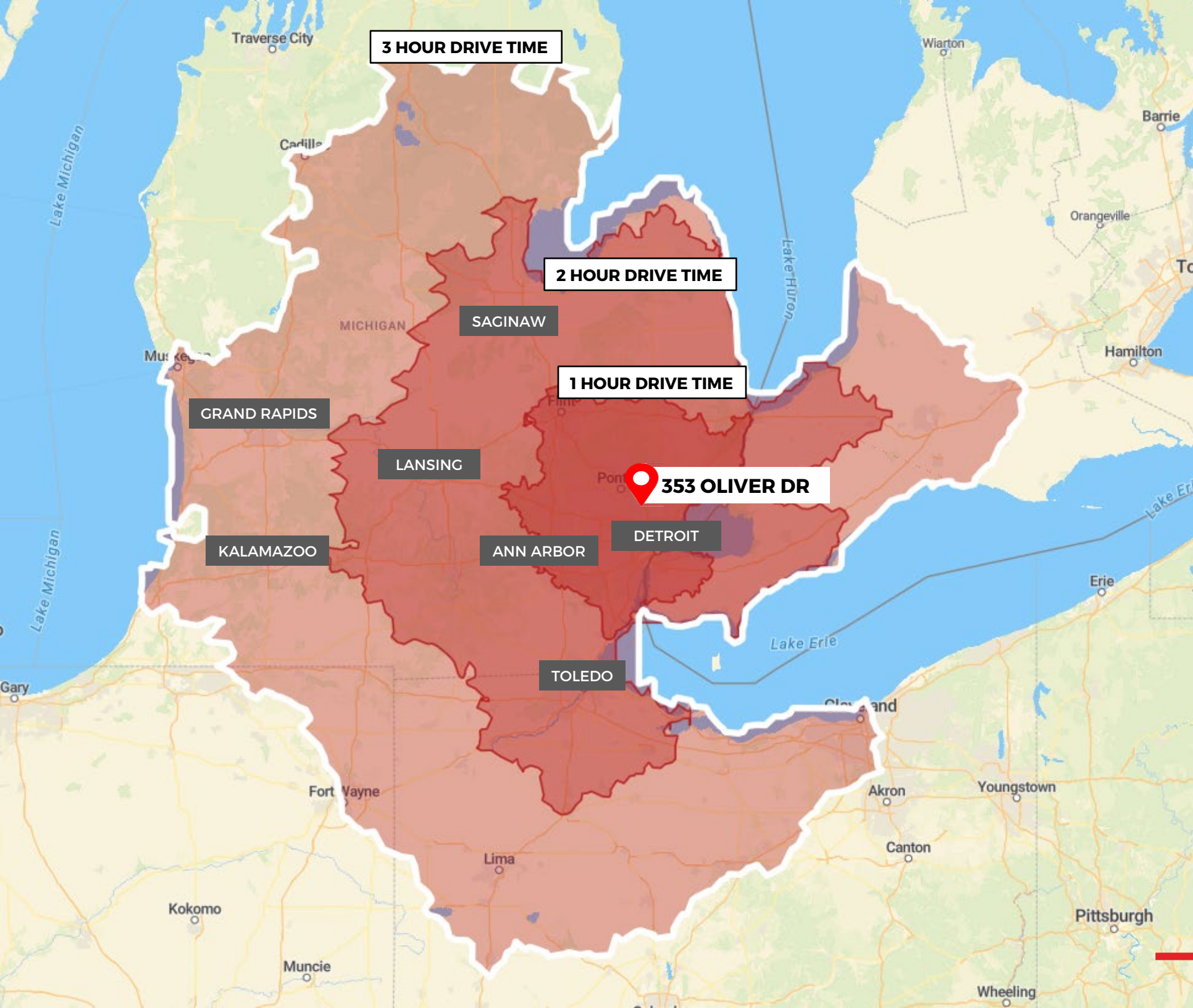
KeyBank

BIGGBY COFFEE

Huntington

Nick's Country Oven

RETAIL AMENITIES



DRIVE TIME



TROY, MI

Troy is a suburban city north of Detroit known for its strong economy, excellent schools, and steady growth. Originally settled in the early 19th century and organized as Troy Township in 1827, the area was largely rural farmland for more than a century. Its transformation began in the mid-20th century as part of the post-World War II suburban boom, when people and businesses expanded outward from Detroit. Troy was officially incorporated as a city in 1955, and it rapidly developed into a major commercial and residential center. Today, it blends its historical roots with modern development, with a reputation as one of the most desirable places to live in southeastern Michigan

The economy of Troy is one of the strongest in the Detroit metropolitan area, driven by a diverse mix of industries including automotive, technology, finance, and retail. Known as a major business hub, Troy hosts the headquarters or regional offices of several large corporations, particularly those connected to the automotive supply chain, reflecting its proximity to Detroit. The city also has a robust service sector, with numerous financial institutions, engineering firms, and healthcare providers contributing to steady employment and economic growth. Retail plays a significant role as well, anchored by destinations like the Somerset Collection, an upscale shopping center that attracts visitors from across the region. Combined with a well-educated workforce and strategic location along major highways, Troy continues to maintain a stable and prosperous local economy.

TROY, MI

EST POPULATION (2025)	±90,586
EST HOUSEHOLDS (2025)	±35,155
AVE HOUSEHOLD INCOME (2025)	\$154,027

CREATING
VALUE
BEYOND
REAL
ESTATE



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