

2400 STEPHENSON HWY.  
TROY, MICHIGAN

INDUSTRIAL FOR SALE OR LEASE  
78,173 Square Feet Available



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**GREAT MANUFACTURING BUILDING**



## PROPERTY FEATURES

- 78,173 square feet available
- 10,000 square feet office
- 24' – 32' clear height
- (4) 14' x 16', 12' x 14' grade level doors
- (2) truckwells
- Direct access to I-75 at Rochester Road ramp
- 4000 amps, 480 volt power
- Multiple cranes: (1) bridge with a 50-ton hook and 27.5-ton hook, (1) 15-ton; (1) 7.5-ton, (2) 3-ton; (1) 1-ton
- Some of the office area can be converted back to manufacturing/lab space and wall can be opened up
- Two sections of the roof replaced in 2012
- Lease Rate: \$7.25/sq. ft. NNN
- Sale Price: \$6,950,000 (\$88.91/sq. ft.)



For more information, please contact:

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## Additional Photos



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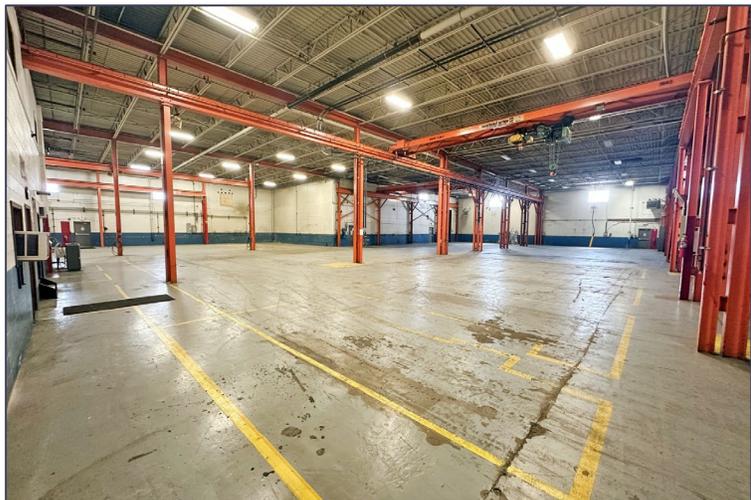
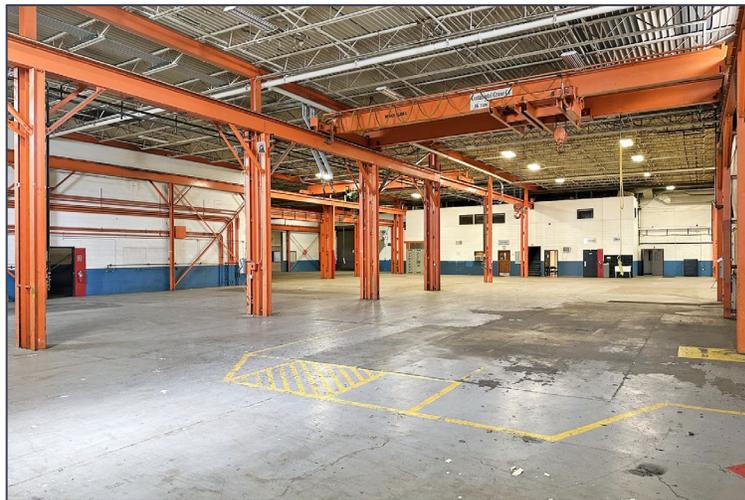
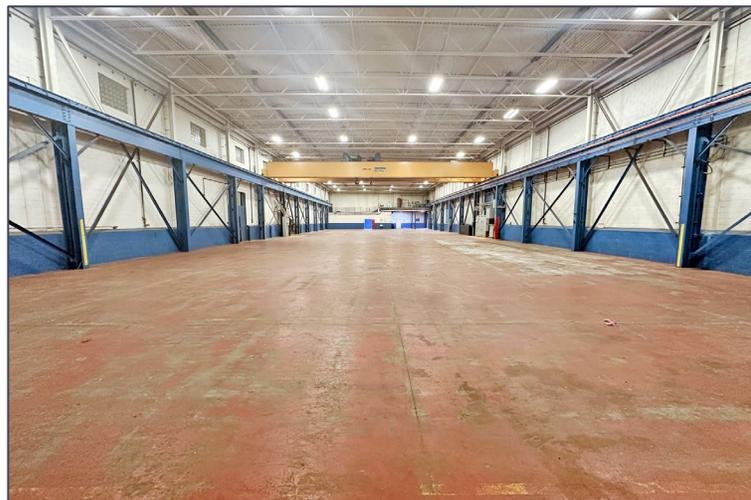
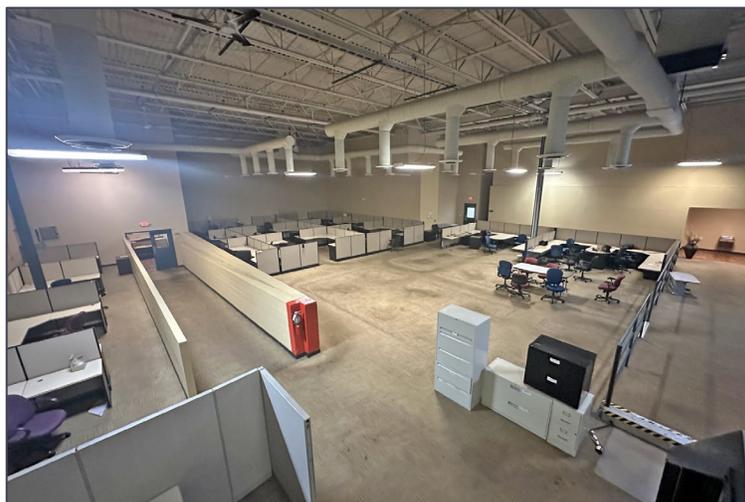
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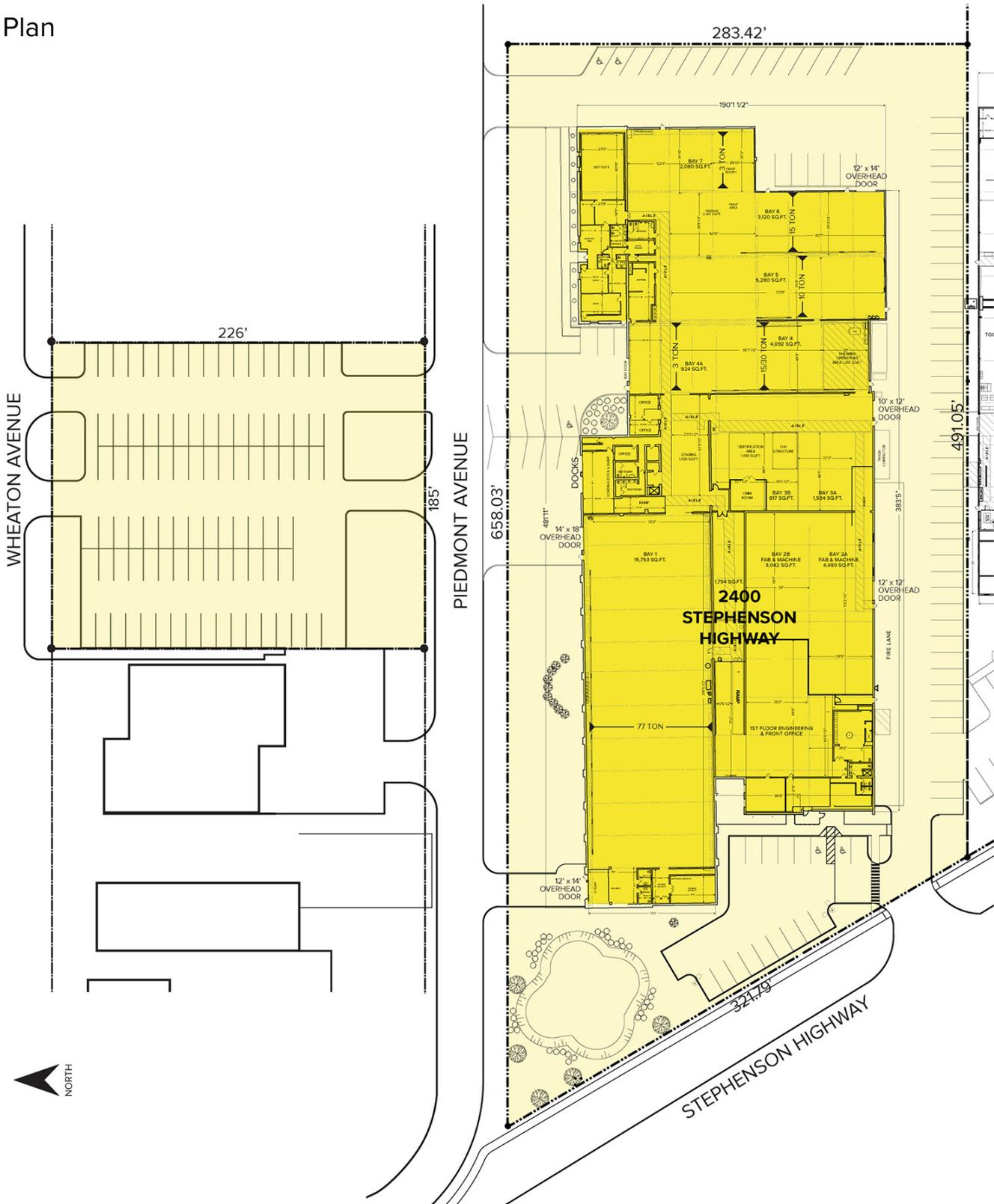
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### Site Plan



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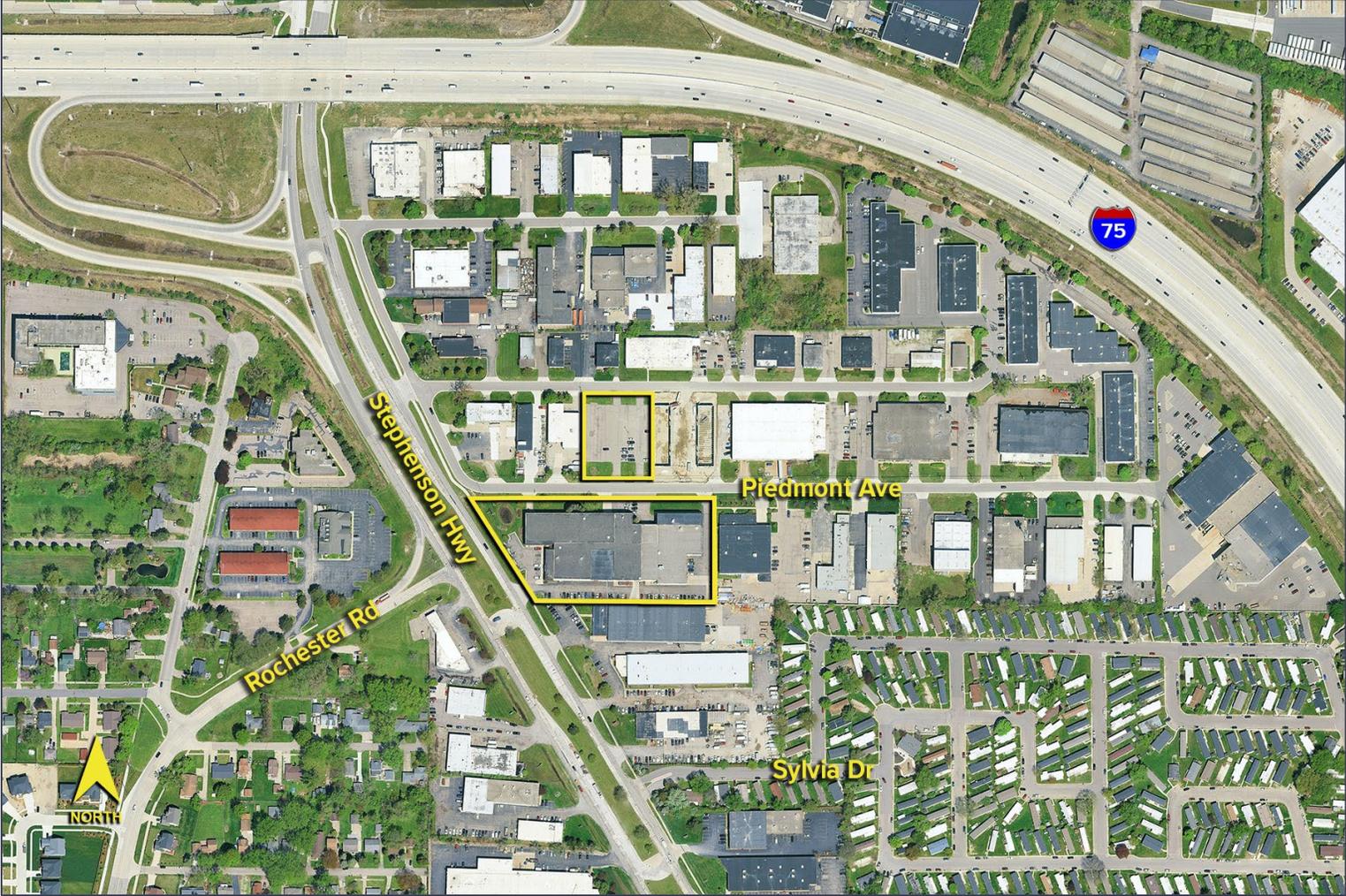


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Aerial



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