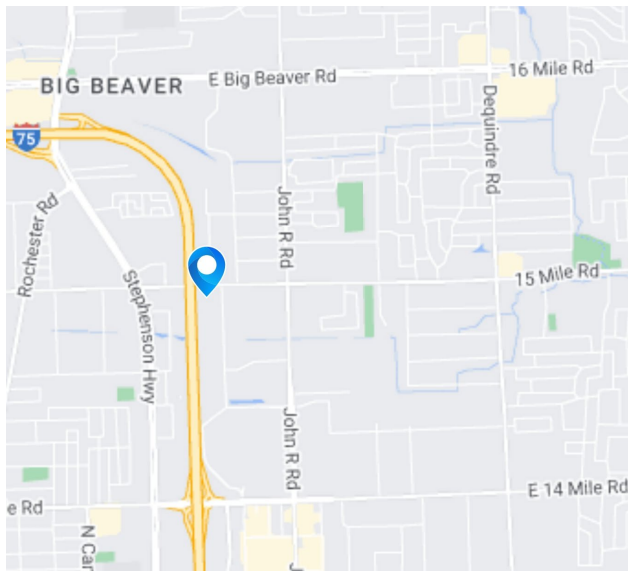




1740 E. Maple Road

Troy, MI 48083



Crane Building with Expansion Capabilities

FOR SALE

Property Highlights

- 52,200 SF which includes 25,261 SF of 1st and 2nd floor offices
- (2) 20-Ton Cranes ; (1) 5-Ton Crane
- 100% Air-conditioned / Air Lines
- Heavy Power ; 6,000 Amps; Buss Duct
- Tremendous Maple Road & I-75 Freeway Exposure
- (1) Exterior Truckwell ; (4) Overhead Doors
- Completely Fenced / Fully Alarmed
- 100% Sprinklered
- Extra Land for Expansion
- 5,312 SF of Mezzanine can also be purchased

For information, please contact:

CHRIS DOWELL

Senior Managing Director

t 248-447-2717

chris.dowell@nrmk.com

27725 Stansbury Blvd, Suite 300,
Farmington Hills, MI 48334

nrmk.com

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INDUSTRIAL – Sale

1740 E. Maple Rd
Troy, MI 48083



Total Building Size: 52,200
Total Available: 52,200
Age: 1977; 2018
Factory: 26,939
Office: 25,261
Minimum Divisible: 52,200
Zoned: IB (Industrial Business)

Sale Price: \$7,400,000
Price Per SF: \$141.76/SF
Taxes: 1.32/sf

Property Details

Acreage:	5.7 acres	Power:	6000 Amps; 240 V; 3 Phase
Frontage:	612'	Buss:	Yes
Depth:	400'	Lights:	LED
Parking:	175+	Truckwell:	(1) Exterior
Expandable:	Yes	Grade Door:	4
Storage:	Yes	Heating:	Rooftop
Clearance:	31'	A/C:	100%
Bay Size:	60'	Sprinklered:	100%
Lavatories:	8	Airlines:	100%
Crane:	(2) 20-Ton ; (1) 5-Ton	Compressor:	
Underhook:	29'-10"	Floordrains:	Yes

Additional Information:

A very rare find! For sale in Troy, MI. Fabulous, well maintained, free standing 52,200 SF building which includes 1st and 2nd floor offices. All office area was completely redone in 2018. 100% air conditioned and sprinklered. Over 6,000 amps of power. Tremendous Maple Road and I-75 exposure. Please contact broker for pricing and deliverability date.

Contact Information:

CHRIS DOWELL

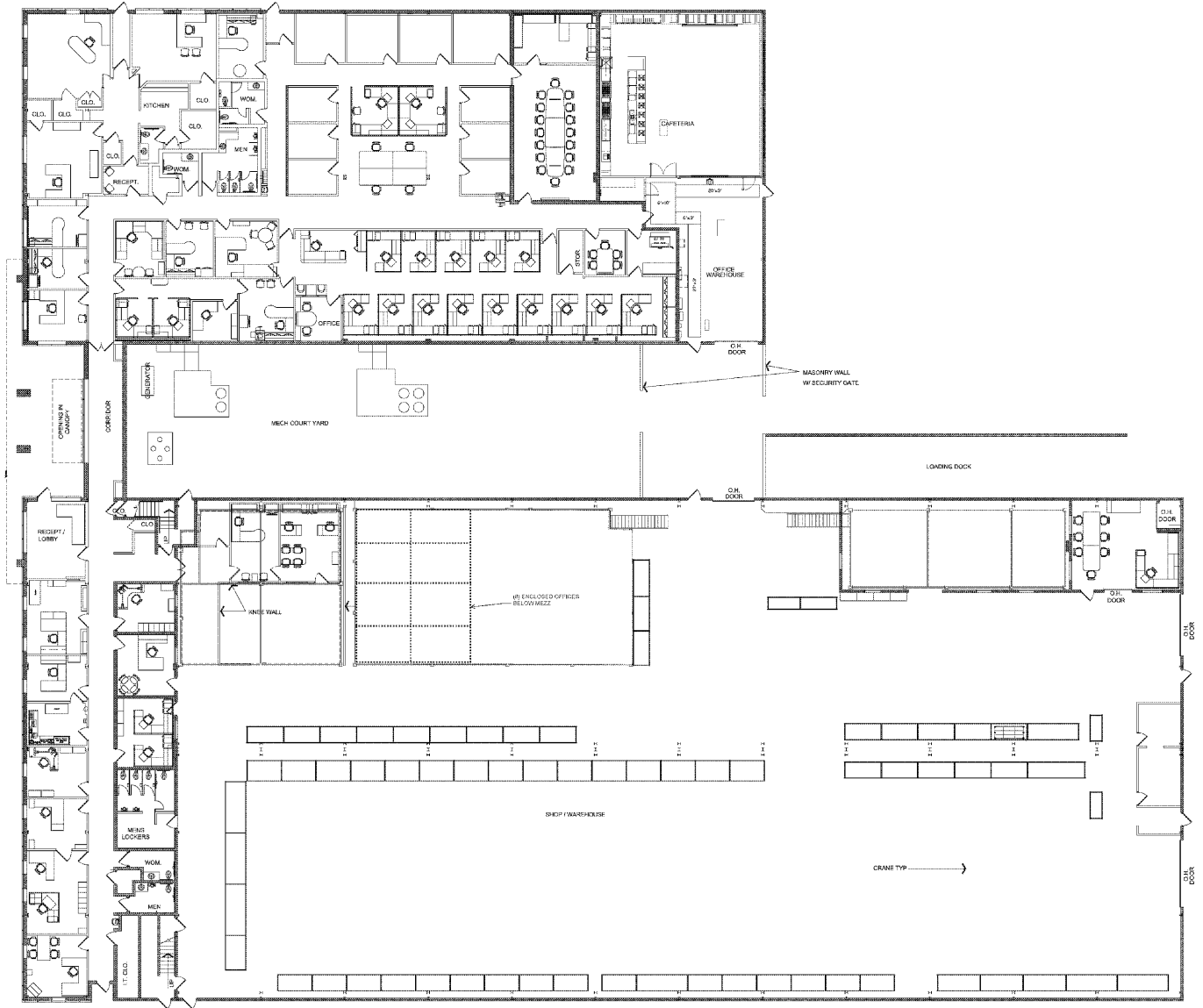
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1st Floor

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Troy, MI 48083



CONTACT

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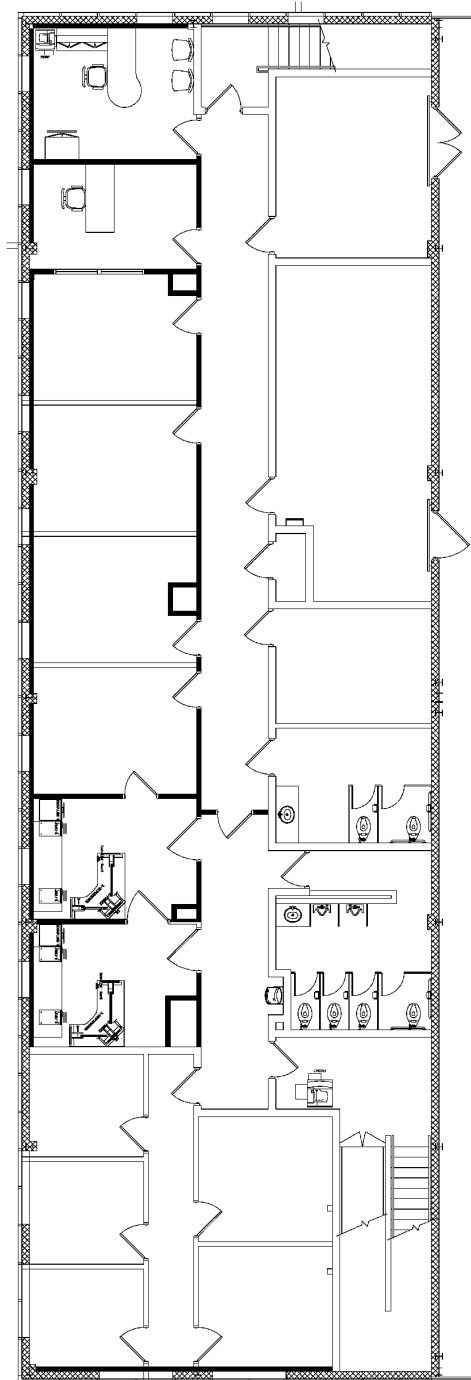
t 248-447-2717

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2nd Floor

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Troy, MI 48083



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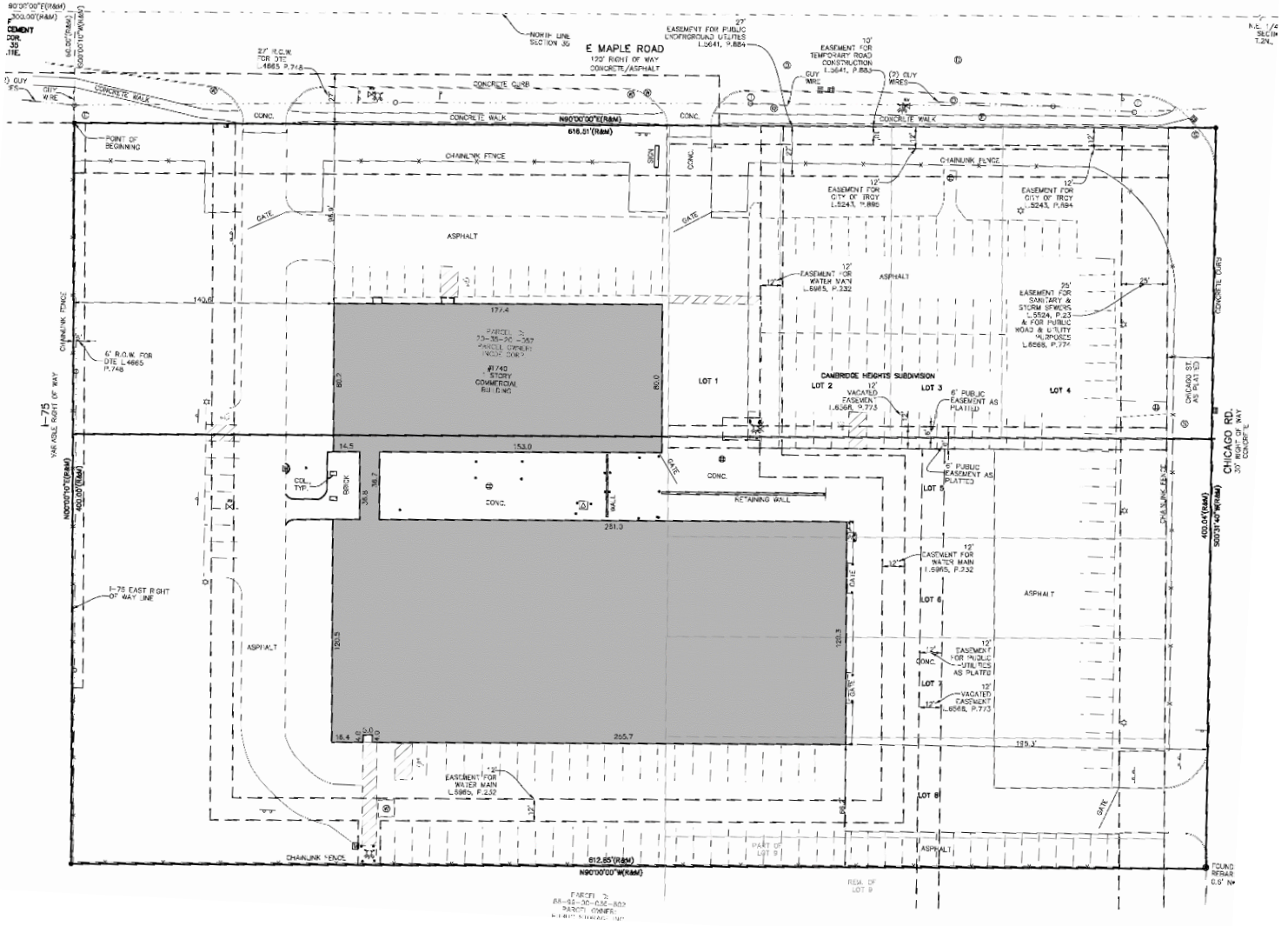
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Survey

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Troy, MI 48083



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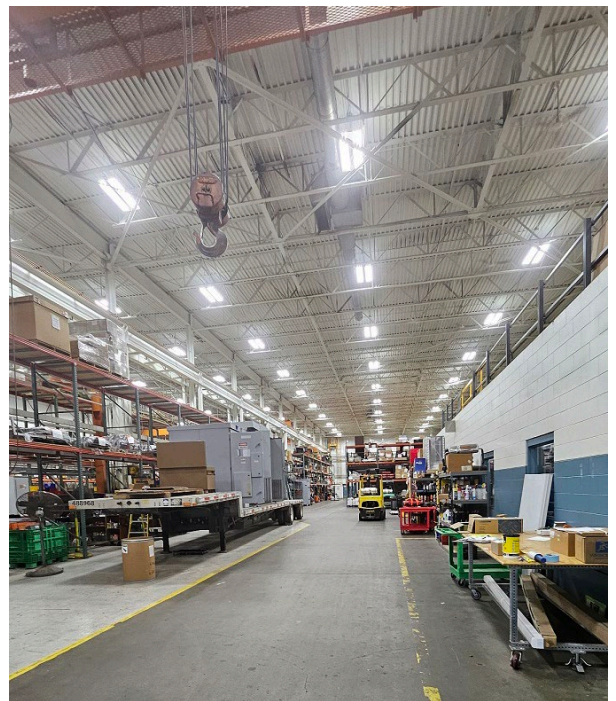
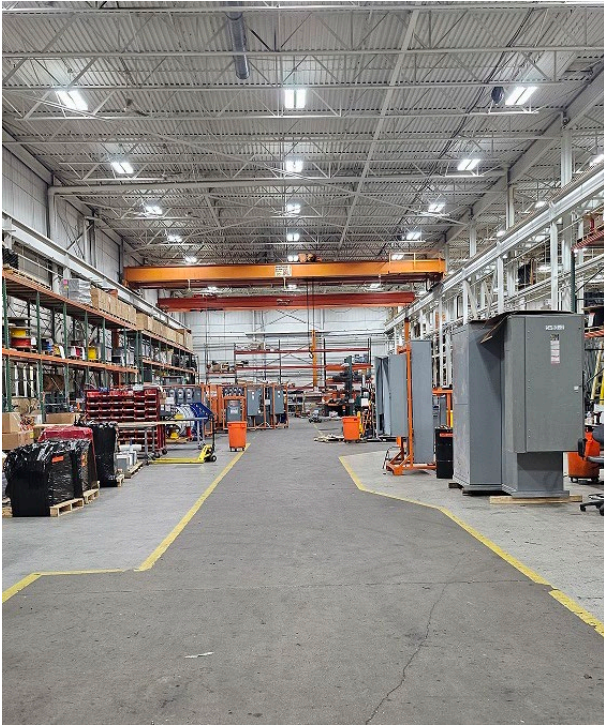
t 248-447-2717

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Photos

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Troy, MI 48083



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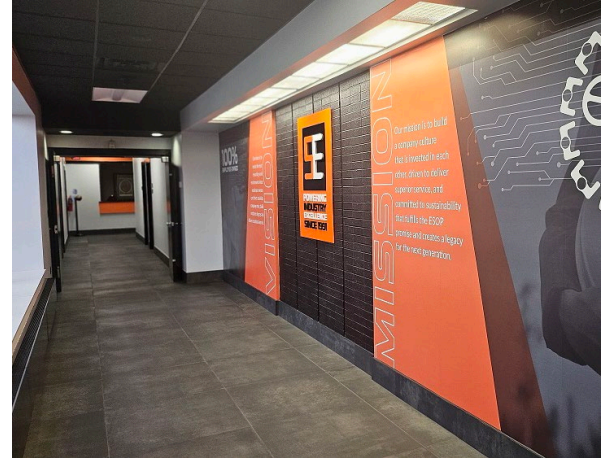
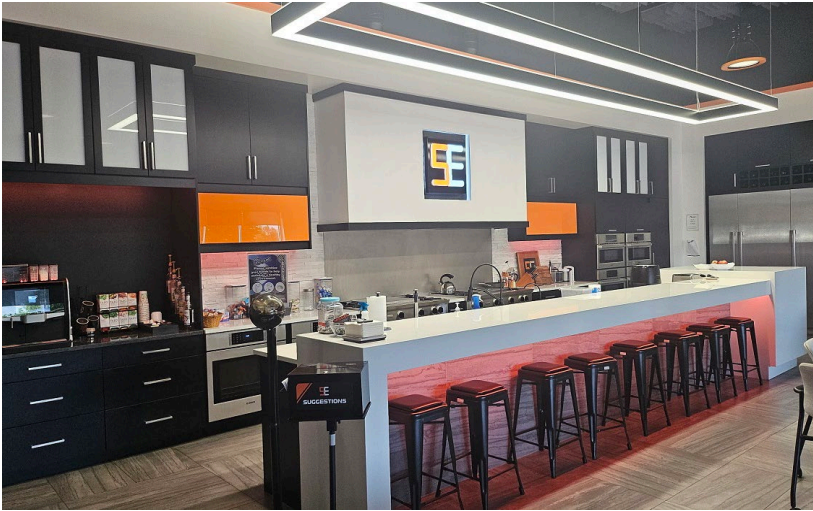
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Photos

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