

# 1625 West Maple

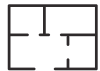
Troy, MI

- 77,000 Square Feet
- Great Manufacturing Building
- Several Overhead Cranes
- 3 Ext. Truckwells & 1 Int. Truckwell
- Fire Suppression System Throughout
- Includes Adjacent .56-Acre Parcel on Crooks

## INDUSTRIAL BUILDING FOR SUBLEASE



71,630 SF of Factory



5,370 SF of Office



14'x12' Grade Level Door

### FOR MORE INFORMATION, CONTACT:

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## Industrial Property Details:

### Details:

|                        |                 |
|------------------------|-----------------|
| <b>Total SF:</b>       | 77,000 SF       |
| <b>Available SF:</b>   | 77,000 SF       |
| <b>Office SF:</b>      | 5,370 SF        |
| <b>Factory SF:</b>     | 71,630 SF       |
| <b>Zoning:</b>         | MR              |
| <b>Acres:</b>          | 3.99            |
| <b>Frontage:</b>       | 417'            |
| <b>Depth:</b>          | 357'            |
| <b>Expandable:</b>     | No              |
| <b>Intersection:</b>   | Maple & Crooks  |
| <b>X-Way Distance:</b> | 2 Miles to I-75 |
| <b>Parking:</b>        | 100+ Spaces     |
| <b>Year Built:</b>     | 1962            |
| <b>Occupancy:</b>      | August 1, 2026  |

### Interior:

|                        |   |
|------------------------|---|
| <b>Ceiling Height:</b> | 30'   |
| <b>Bay Size:</b>       | Varies  |
| <b>Restrooms:</b>      | 5   |
| <b>Power:</b>          | Primary   |
| <b>Power Details:</b>  | 480V   3,500 Amps<br>240 V   1,000 Amps               |
| <b>Cranes:</b>         | 5-Ton, 3-Ton, 1-Ton                                   |
| <b>Lighting:</b>       | LED   |
| <b>Truckwells:</b>     | 4 (3 ext.)  |
| <b>Grade Door:</b>     | (1) 14'x16'   |
| <b>Heating:</b>        | Tube Radiant  |
| <b>A/C:</b>            | Office Only   |
| <b>Sprinklered:</b>    | 100%  |
| <b>Notes:</b>          | Roof restored with thermoplastic roof system in 2023. |

### Economic

|                     |              |
|---------------------|--------------|
| <b>Lease/SF:</b>    | \$8.75       |
| <b>Lease/Month:</b> | \$56,145.83  |
| <b>Lease Terms:</b> | Absolute Net |
| <b>Status:</b>      | Existing     |

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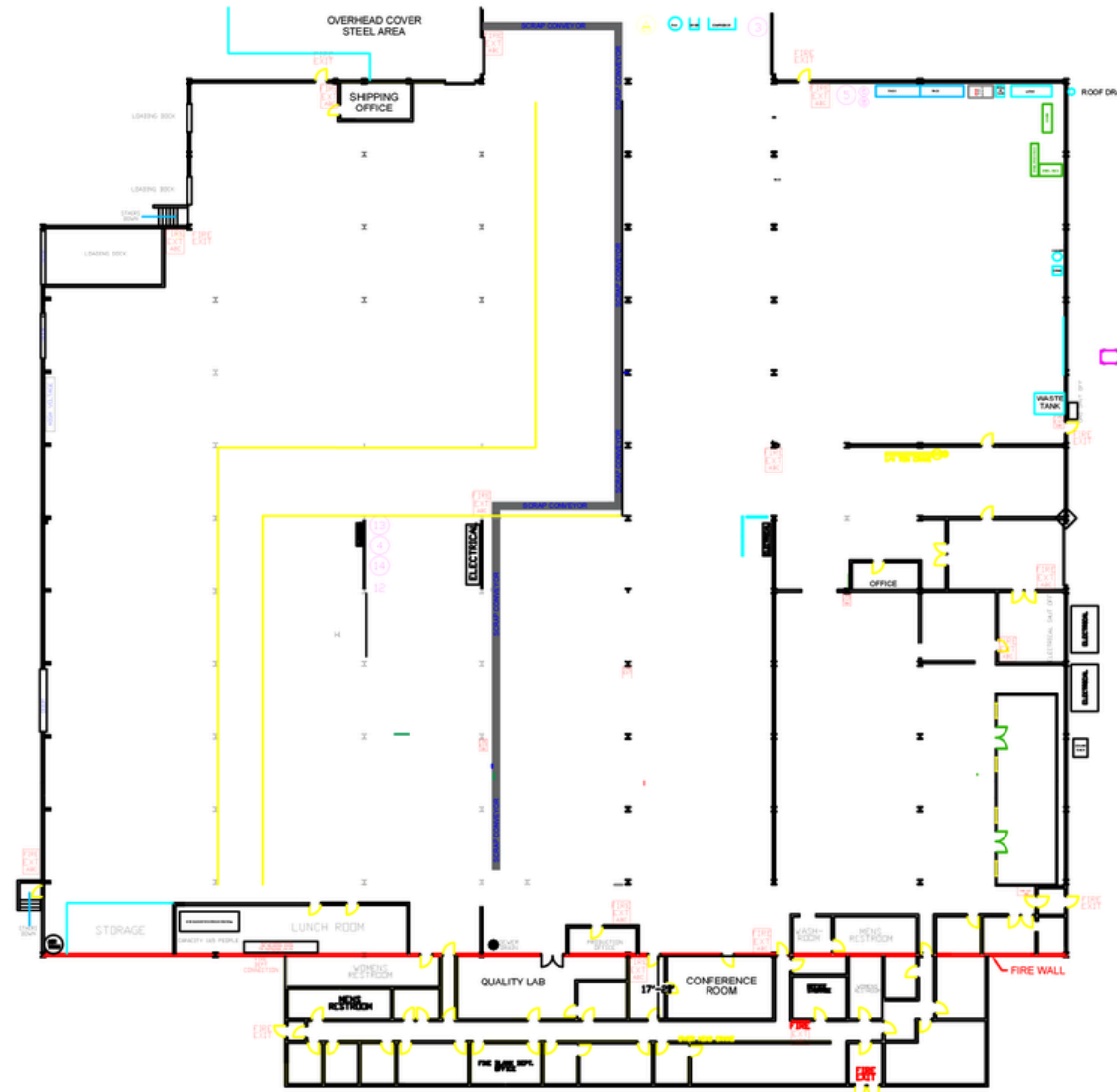
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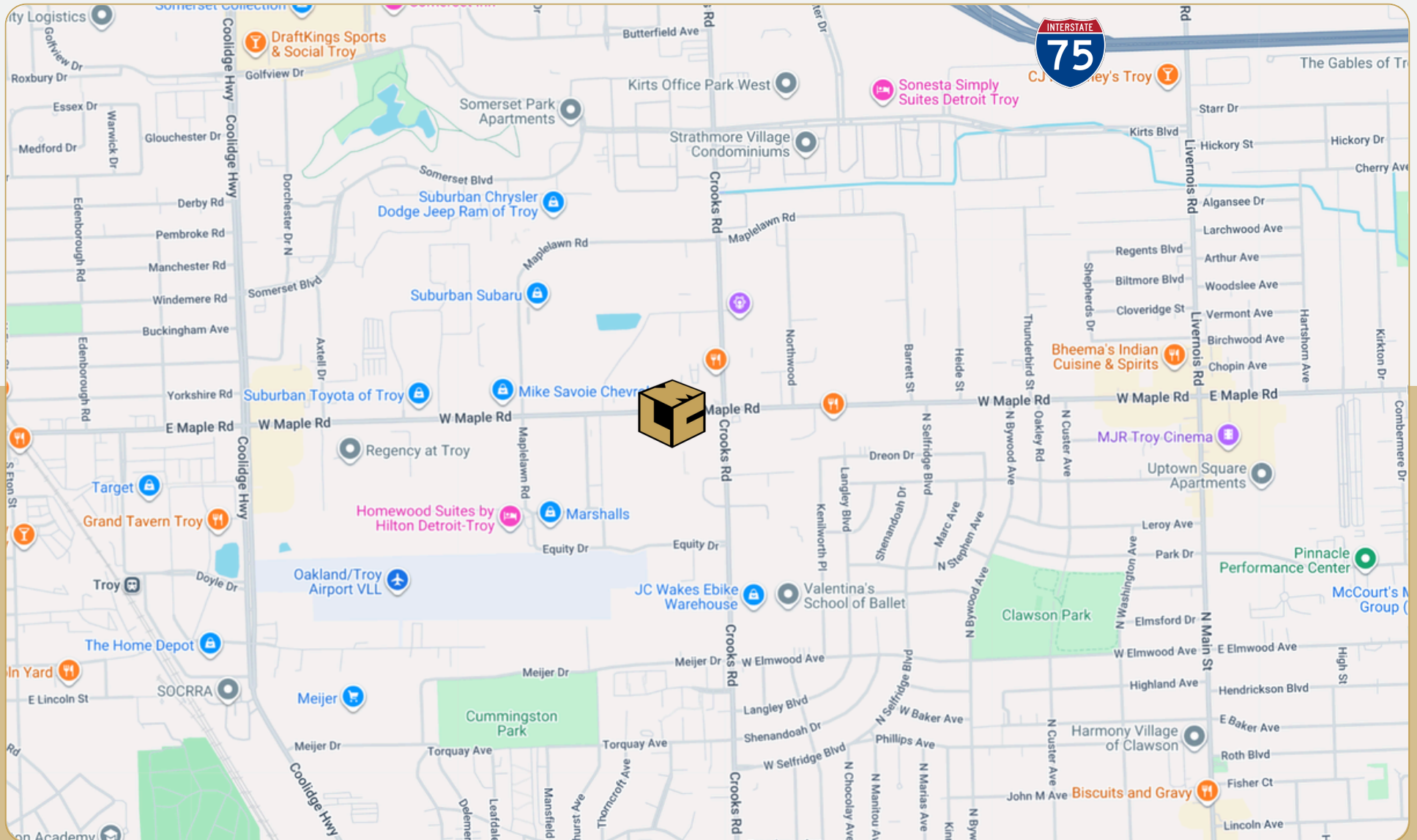
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