

Industrial | For Sale or Lease

CBRE

431 Stephenson Hwy

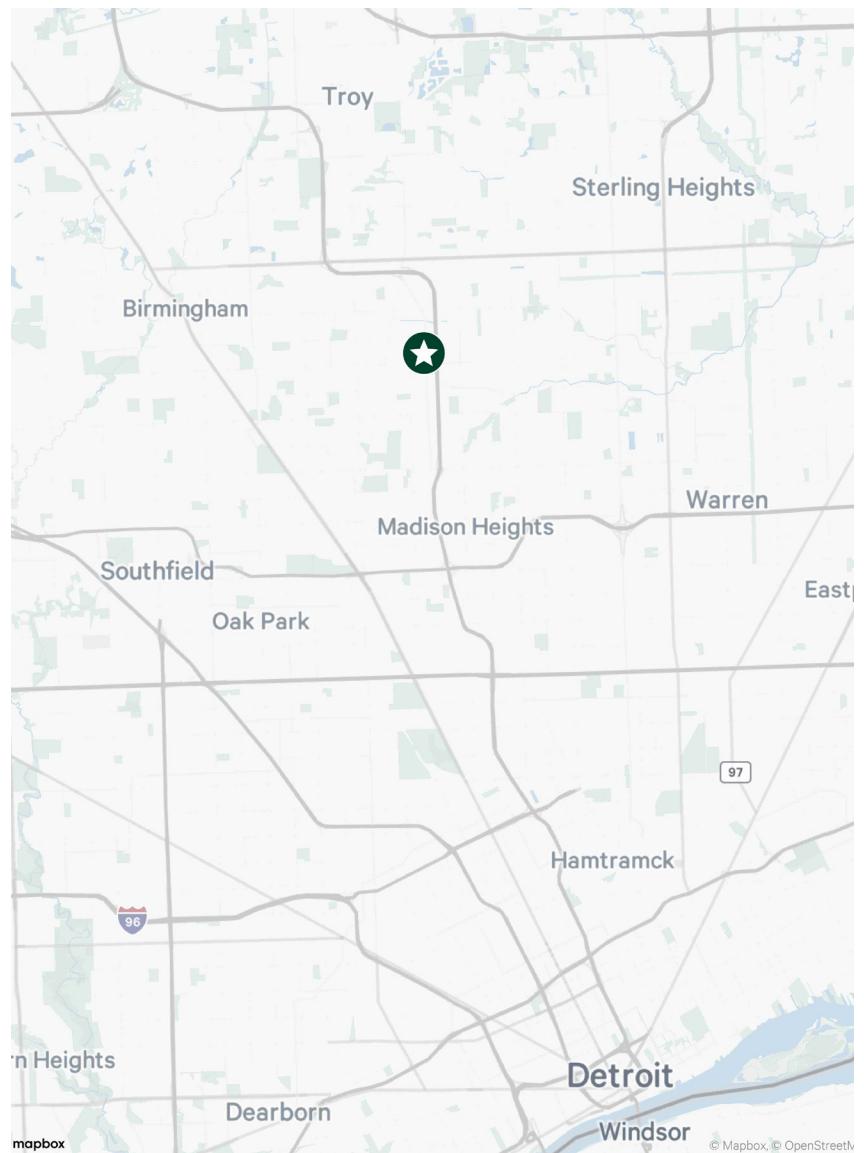
Troy, MI

22,752 Square Feet Available



Property Features

- + 22,752 SF of Flex Space Available
- + Ample Parking
- + Flexible Layout
- + Many Possible Uses:
Including Office, Educational,
& Medical
- + Main Road Frontage
- + Building is Divisible Into An
8,000 SF Section or 14,752 SF Section
- + Lease Rate: \$12.00/SF Gross
- + Sale Price: \$2,300,000



Contact Us

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Joe Kemp

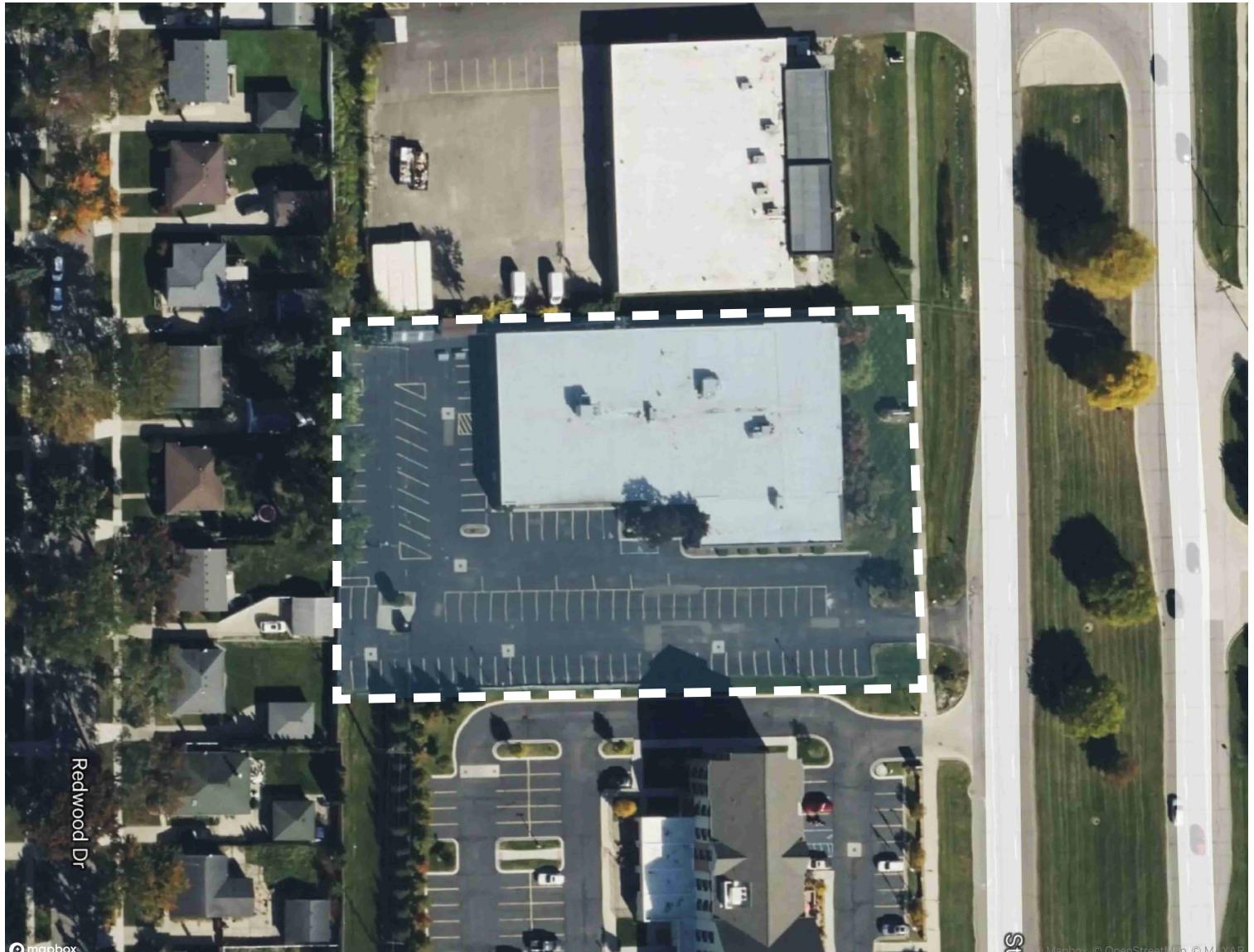
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Aerial



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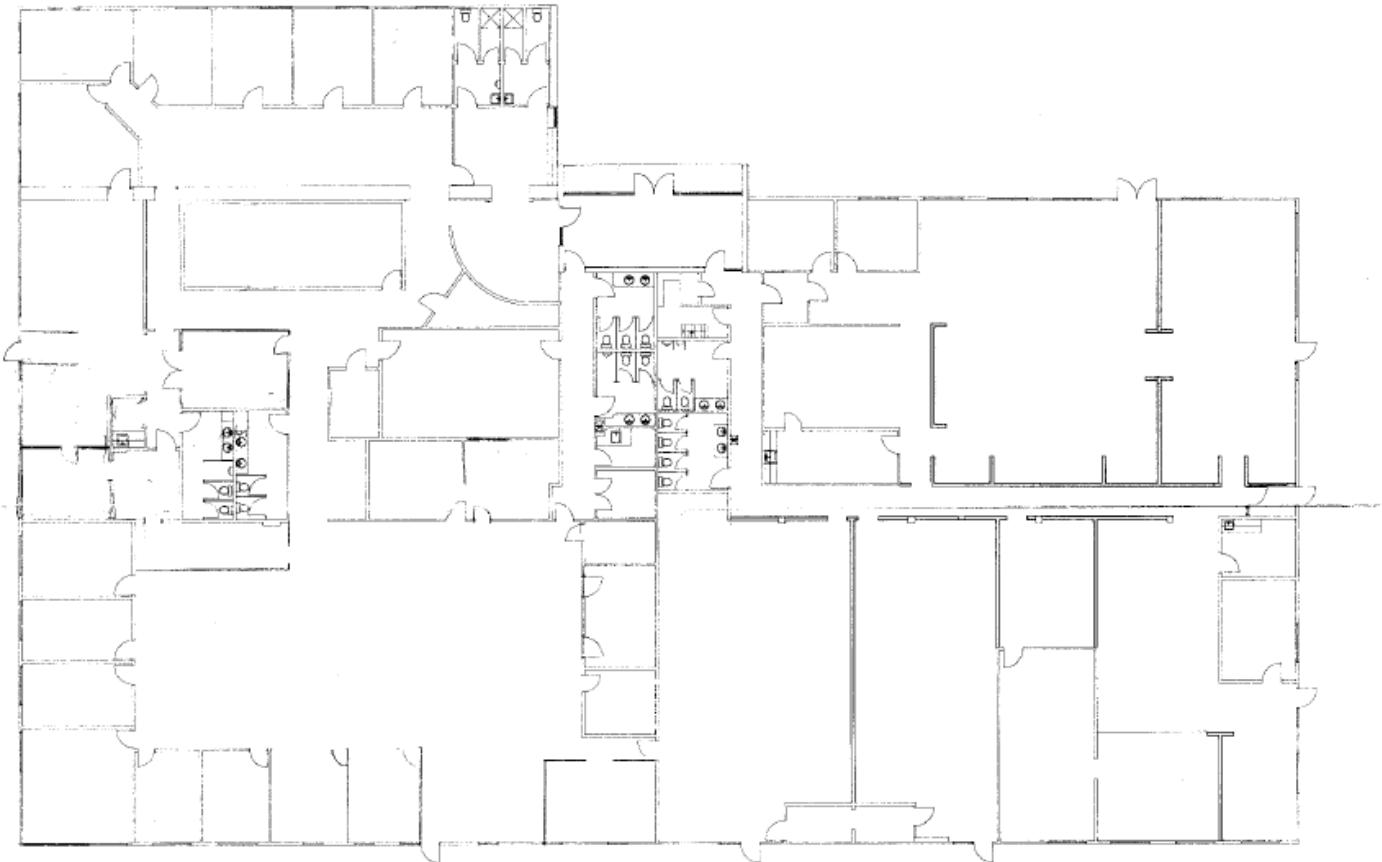
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Floor Plan



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Property Overview

+ County: Oakland	+ Total Building Size" 22,752 SF	+ Sale Price: \$2,300,000 (\$101.09/SF)
+ Zoning Office	+ Divisible (Min/Max) 8,000 SF - 14,752 SF	+ Lease Rate: \$12.00/SF Gross+Utilities

Year Built:	1971	Parking:	Ample
Total Available:	22,752 SF	HVAC:	Roof Top HVAC
Available Office:	22,752 SF	Power:	1,000 amps, 3 Phase
Available Shop:	TBD SF	Security System:	N/A
Divisible:	Yes	Lighting:	LED
Acreage:	1.75 AC	Grade Level Doors:	Possible
Construction:	Masonry	Truckwells:	None
Ceiling Height:	14'	Sprinklers:	None

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