

# FOR LEASE

# Industrial/Flex Space

2468-2470 Industrial Row Dr, Troy, MI 48084



SIZE	15,825 SF
TERM	3+ Years
RENTAL RATE	\$12.00 /SF/YR
SPACE USE	Industrial
CONDITION	Completely Renovated
AVAILABLE	March 1, 2025

Space is move-in ready - current tenant is being relocated. 15,825 Square feet could easily be split in two equal halves. Located on best possible area for this type of building close to Birmingham and surrounding desirable areas.

- Lease price \$12 sq. ft. per year NNN
- Lease rate does not include utilities, property expenses or building services
- 15,825 sq. ft. which includes 3,000 sq. ft. of dedicated office space.
- 4 Drive Ins (1 in front and 3 in back)

## WAREHOUSE FACILITY FACTS

Building Size 15,825 SF  
Lot Size 0.92 AC  
Construction Masonry  
Heating Gas  
Power Supply Amps: 200 Volts: 240  
Zoning II - Industrial, Flex, Office

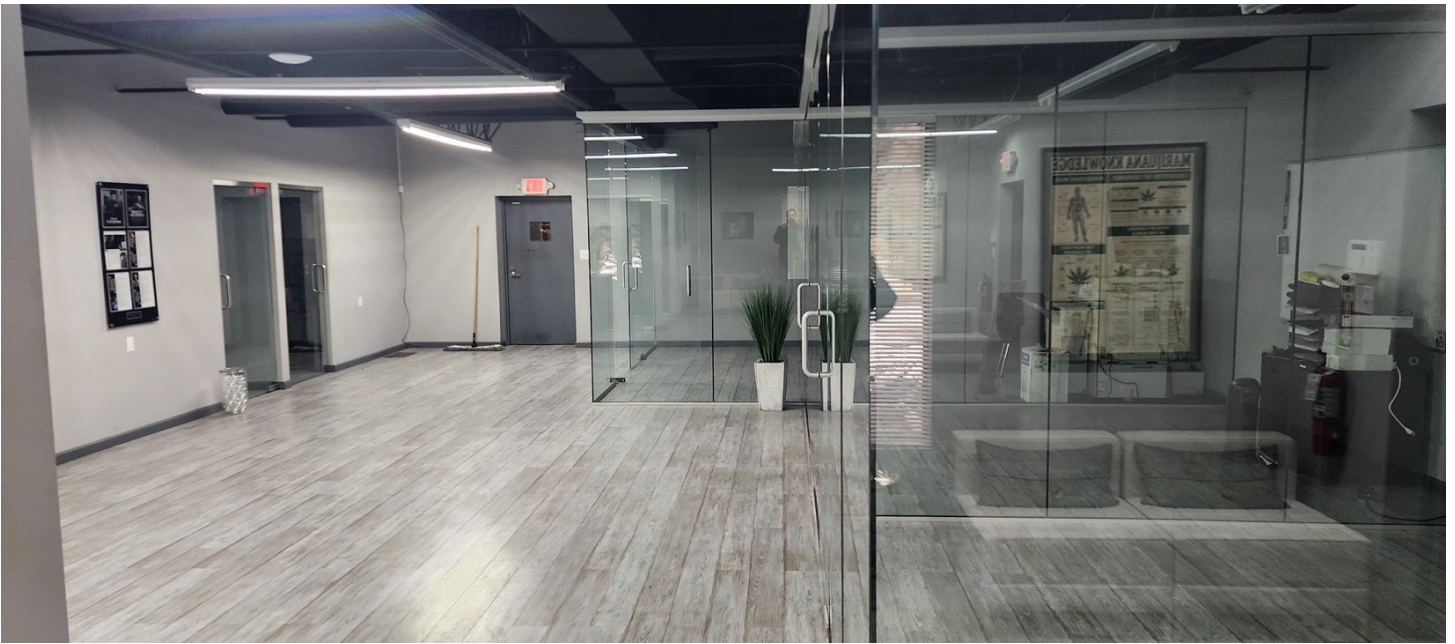
## FEATURES

Clear Height: 18'  
Drive-In Bays: 4  
Standard Parking Spaces: 35

## MORE INFORMATION

Michael George II | Phone 248.763.5400 | Email [mg@georgeco.com](mailto:mg@georgeco.com)  
George Realty, LLC | 915 E Maple, Birmingham, MI 48009

# Interior

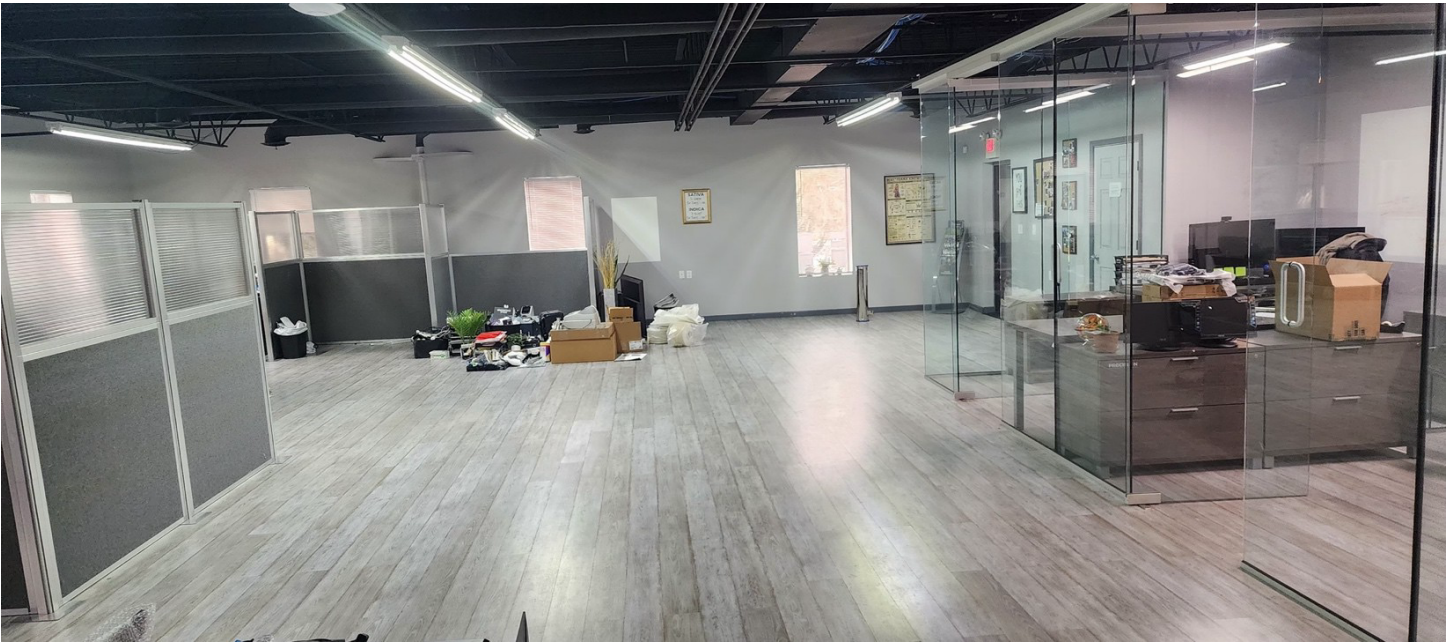


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