

2325 Alger Avenue

Troy, MI

- 8,100 Sq. Ft. For Lease
- Exceptionally Clean
- Clear Span Warehouse with Epoxy Floors
- Central Troy Location
- Mezzanine Storage in Warehouse

INDUSTRIAL BUILDING FOR LEASE



5,700 SF of Factory



2,400 SF of Office



10'x12' & 12'x14' Grade Level Doors

FOR MORE INFORMATION:

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L. MASON CAPITANI
CORFAC INTERNATIONAL



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Industrial Property Details:

Details:

Total SF:	8,100 SF
Available SF:	8,100 SF
Office SF:	2,400 SF
Factory SF:	5,700 SF
Zoning:	IB
Acres:	0.51
Frontage:	80'
Depth:	277'
Expandable:	-
Intersection:	Maple & John R
X-Way Distance:	2 Miles to I-75
Parking:	16 Spaces
Year Built:	1984
Occupancy:	Immediate

Interior:

Ceiling Height:	16'
Bay Size:	47' Clear Span
Restrooms:	2
Power:	Primary
Power Details:	240V 600 Amps 3-Phase
Lighting:	LED
Grade Door:	(1) 10'x12', (1) 12'x14'
Heating:	Radiant
A/C:	Office Only
Notes:	Exceptionally nice interior throughout building. Epoxy floors in warehouse. Approximately 600 square feet of office can be removed.

Economic:

Lease/SF:	\$9.50
Lease/Month:	\$6,412.50
Lease Terms:	NNN
Taxes:	\$1.49/SF
Status:	Existing

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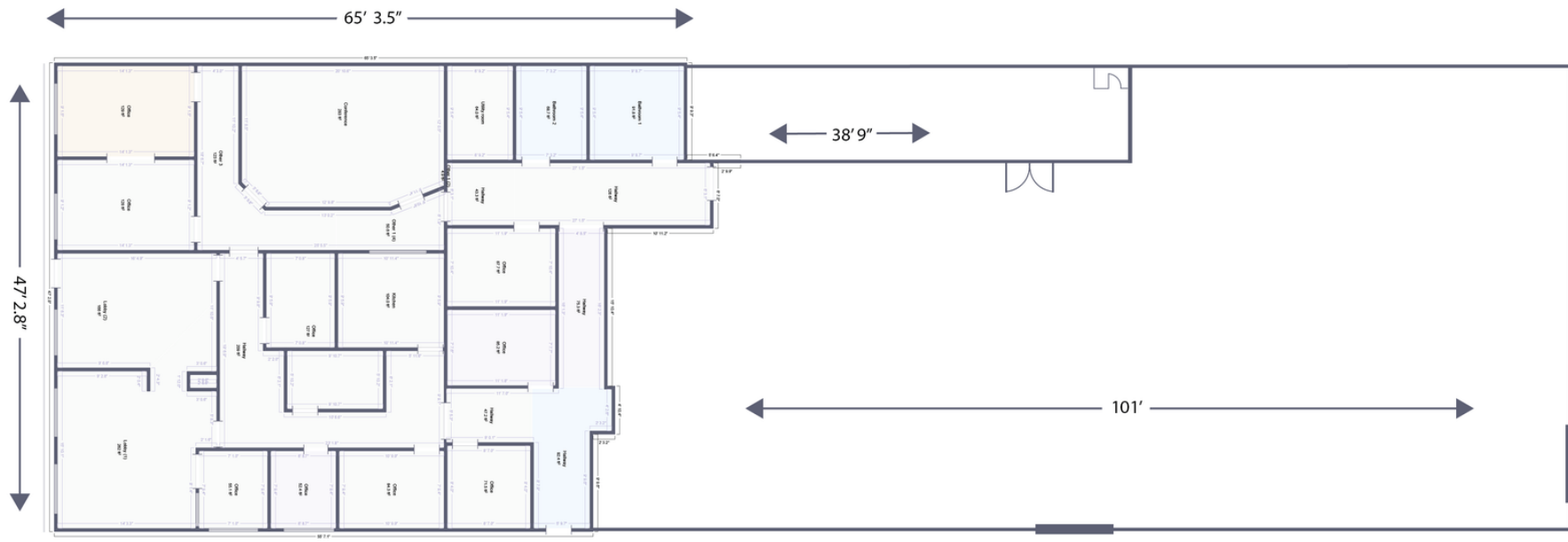
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Floor Plan



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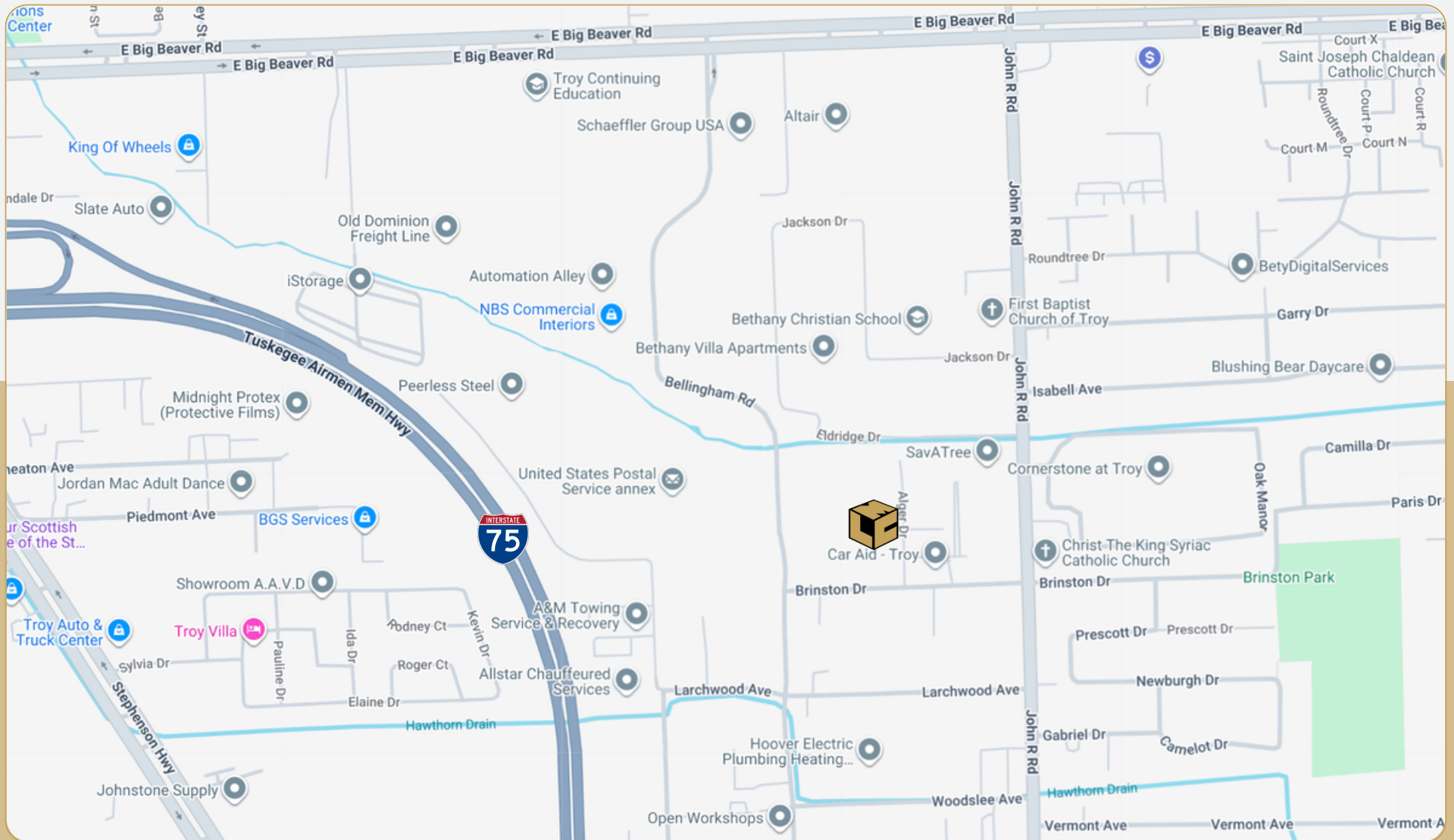
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