

FOR LEASE | 14,948 SF INDUSTRIAL

640 MINNESOTA



640 MINNESOTA TROY, MI 48083

PROPERTY HIGHLIGHTS:

- 14,948 SF Industrial building available For Lease
- +/- 2,000 SF office containing (3) individual offices, (2) bathrooms, conference room & open space
- Shop space has (2) individual offices, bathroom & kitchenette
- (1) 12' x 14' grade level door
- (1) truckwell
- 18' 2" clear height
- 240v, 3 phase, 1400amps
- Airlines & Gaslines
- Fully Fire Suppressed
- Lease Rate: \$8.50/SF NNN

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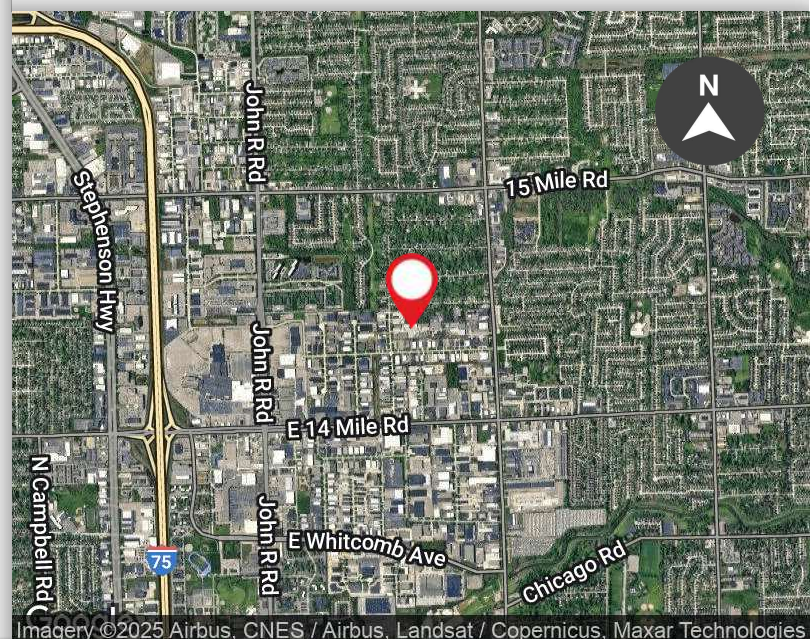
FOR MORE INFORMATION PLEASE CONTACT:



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640 MINNESOTA PROPERTY **INFORMATION**

HIGHLIGHTS

Building SF:	14,948 SF
Warehouse SF:	12,948 SF
Office SF:	2,000 SF
County:	Oakland

SITE

Land (acres):	1.09
Parcel Number:	20-36-426-093
Zoning:	IB - Integrated Industrial Business District

PRICING AND AVAILABILITY

Lease Rate:	\$8.50/SF (NNN)
Annual Taxes:	\$12,962.58

BUILDING INFORMATION

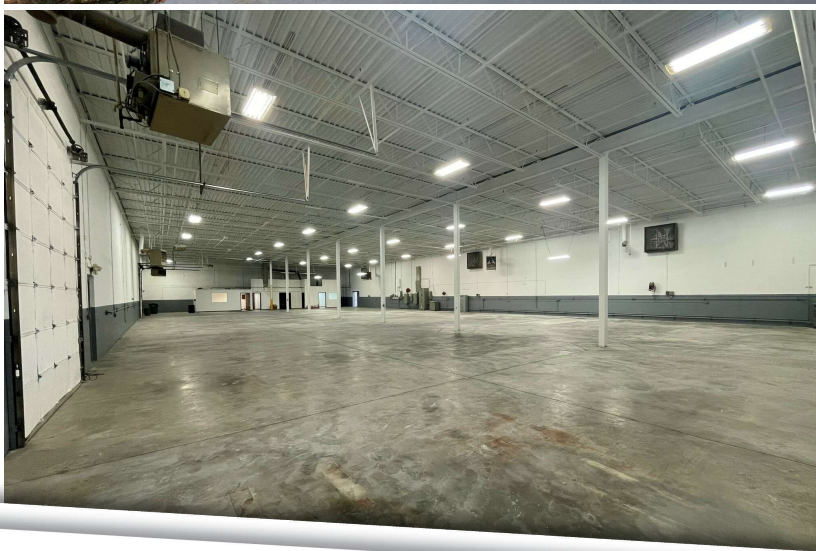
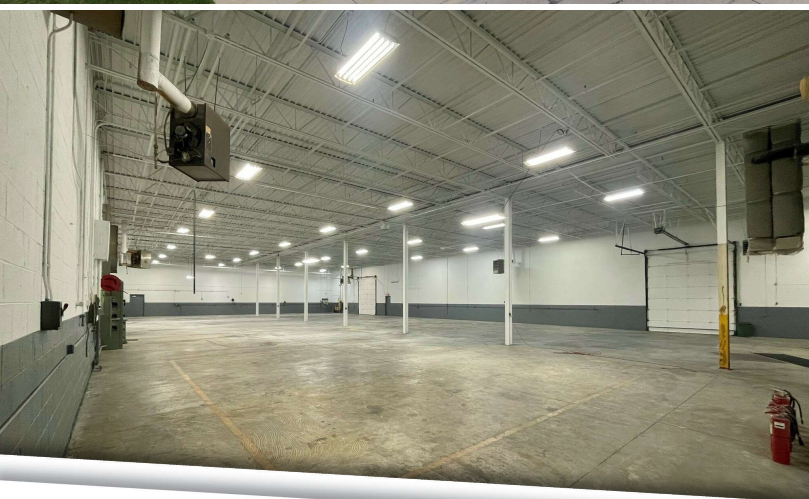
Type:	Industrial
Year Built:	1978
Year Renovated:	2025
Heating:	Unit Heat
Clear Height:	18'2"
Restrooms:	3
Electrical:	240v, 3 phase, 1400amps
# Docks/Truckwells:	1
# Grade Level Doors:	1

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640 MINNESOTA PROPERTY **PHOTOS**



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