

1919 BIRCHWOOD AVENUE  
TROY, MICHIGAN

INDUSTRIAL/HI-TECH/OFFICE  
FOR SALE OR LEASE  
9,800 Square Feet Available



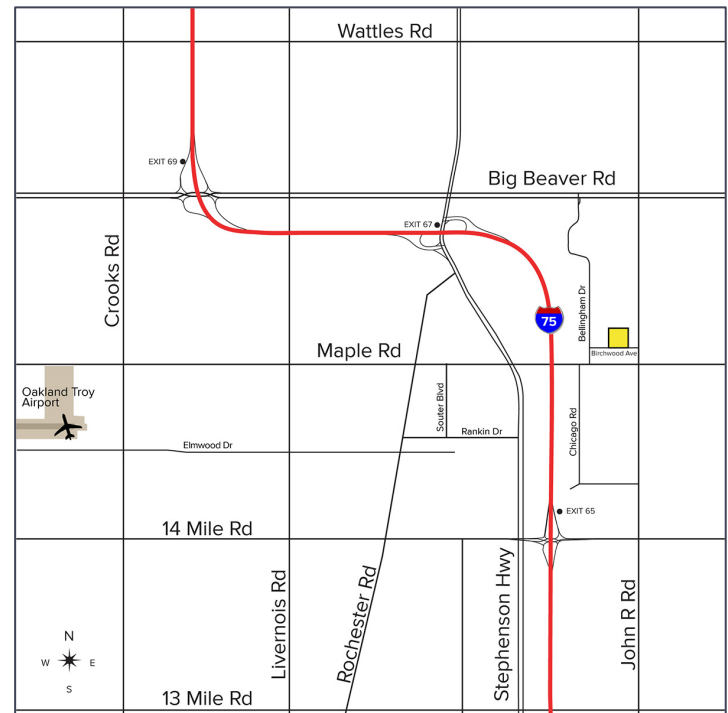
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**CENTRALLY LOCATED IN SOUTH TROY**



## PROPERTY FEATURES

- 9,800 square feet available
- Attractive brick building with creative space, large storage or testing areas and vehicle storage capability
- First floor has private offices, conference room, kitchen/break room and open area
- Second floor with private entry, elevator access, storage area & open collaborative space
- Perfect space for creative group or even a private owner car garage/gathering place
- (1) 8' x 10' grade level door
- Easy access to all freeways
- Lease Rate: \$12.95/sq. ft. NNN
- Sale Price: \$1,125,000 (\$114.80/sq. ft.)



For more information, please contact:

**KRIS PAWLOWSKI**

(248) 359 3801

kpawlowski@signatureassociates.com

**DAN MORROW**

(248) 799 3144

dmorrow@signatureassociates.com

**SIGNATURE ASSOCIATES**

One Towne Square, Suite 1200

Southfield, MI 48076

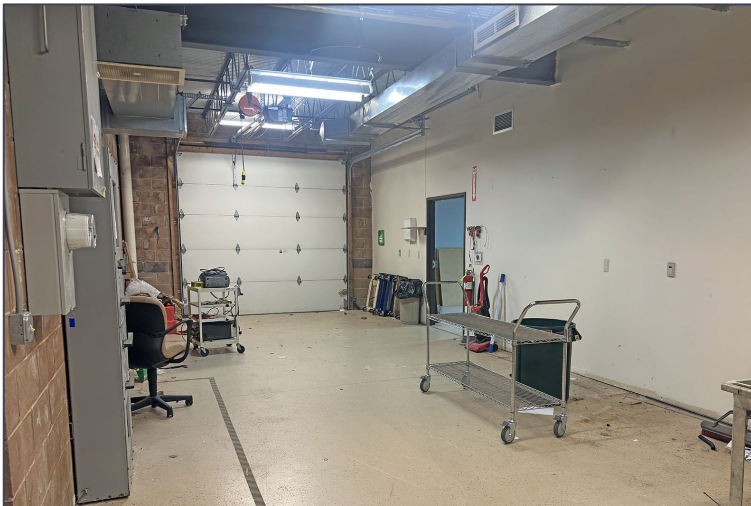
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# 1919 Birchwood Avenue – Troy, Michigan

Industrial/Hi-Tech/Office For Sale or Lease

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## Interior Photos



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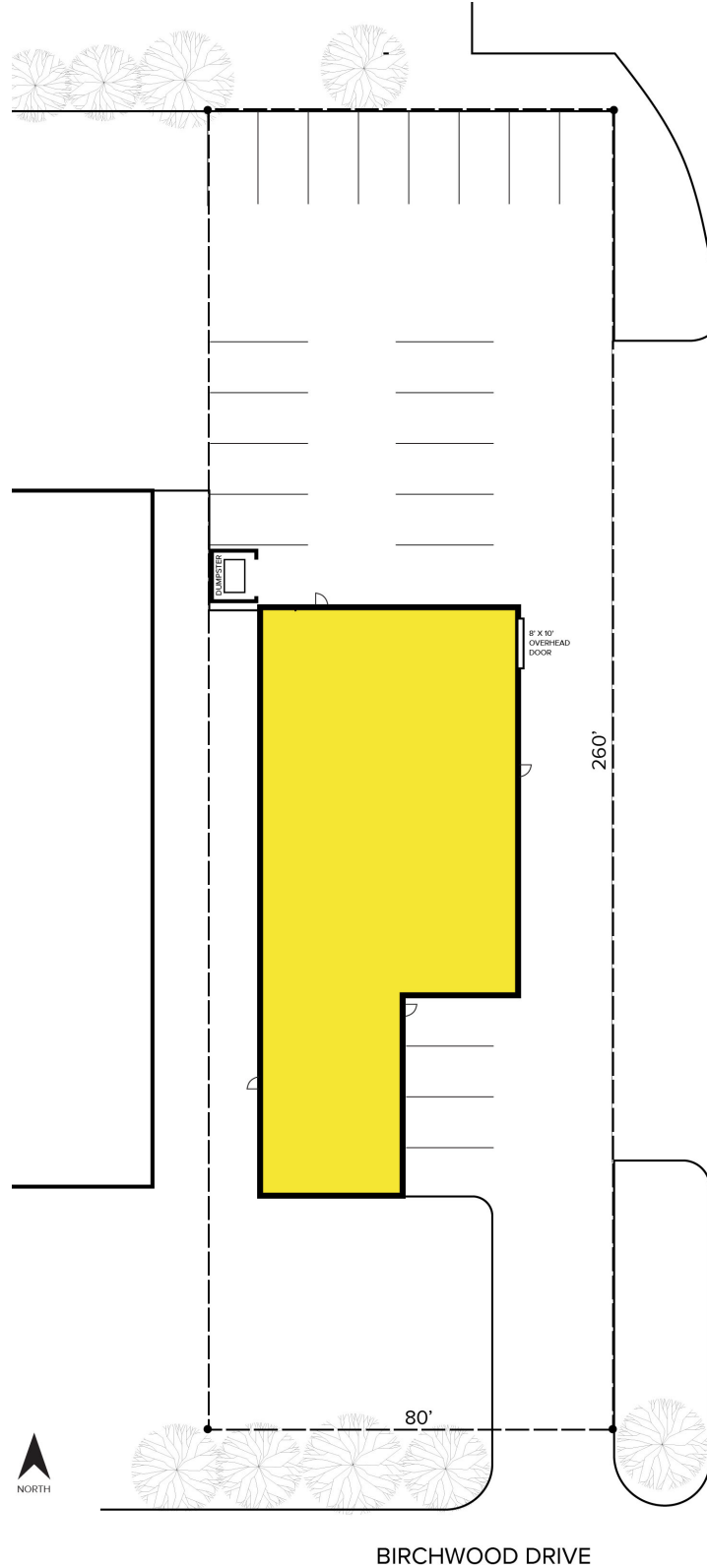
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## Site Plan



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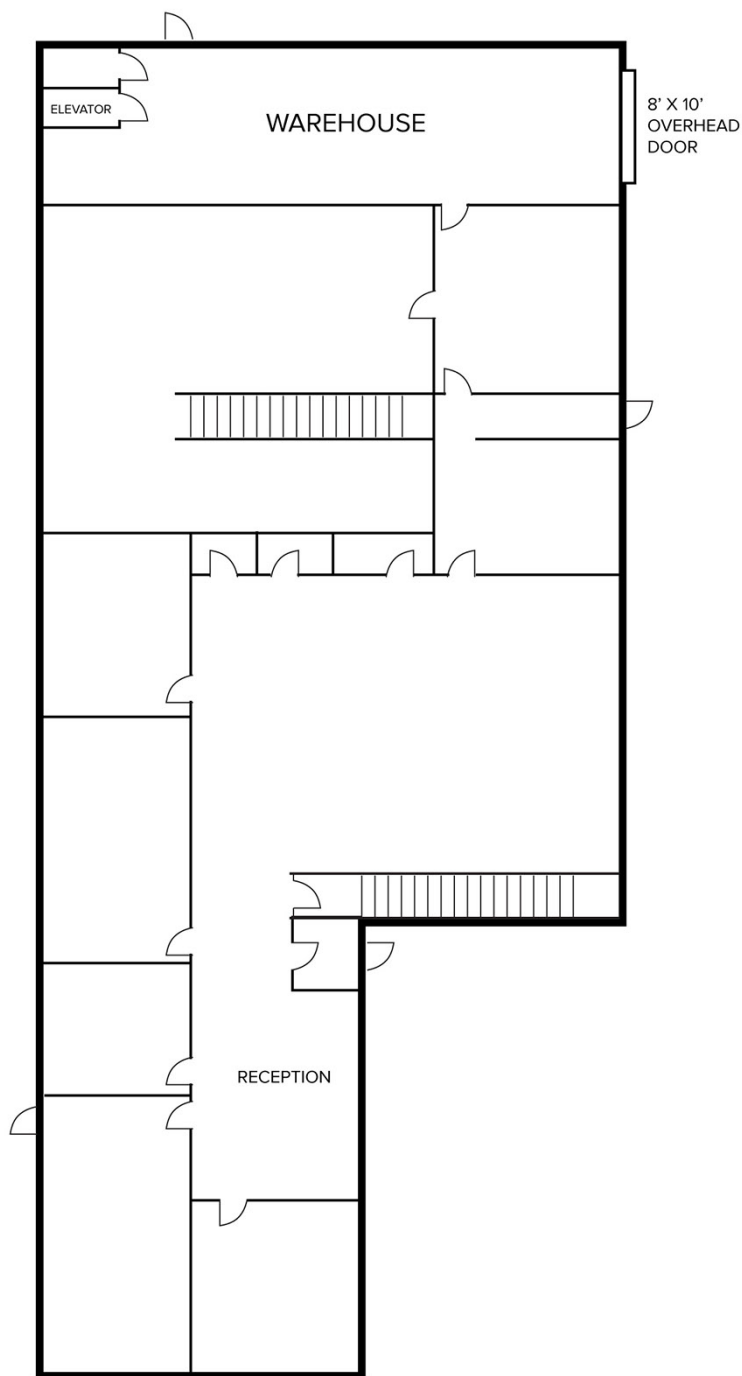
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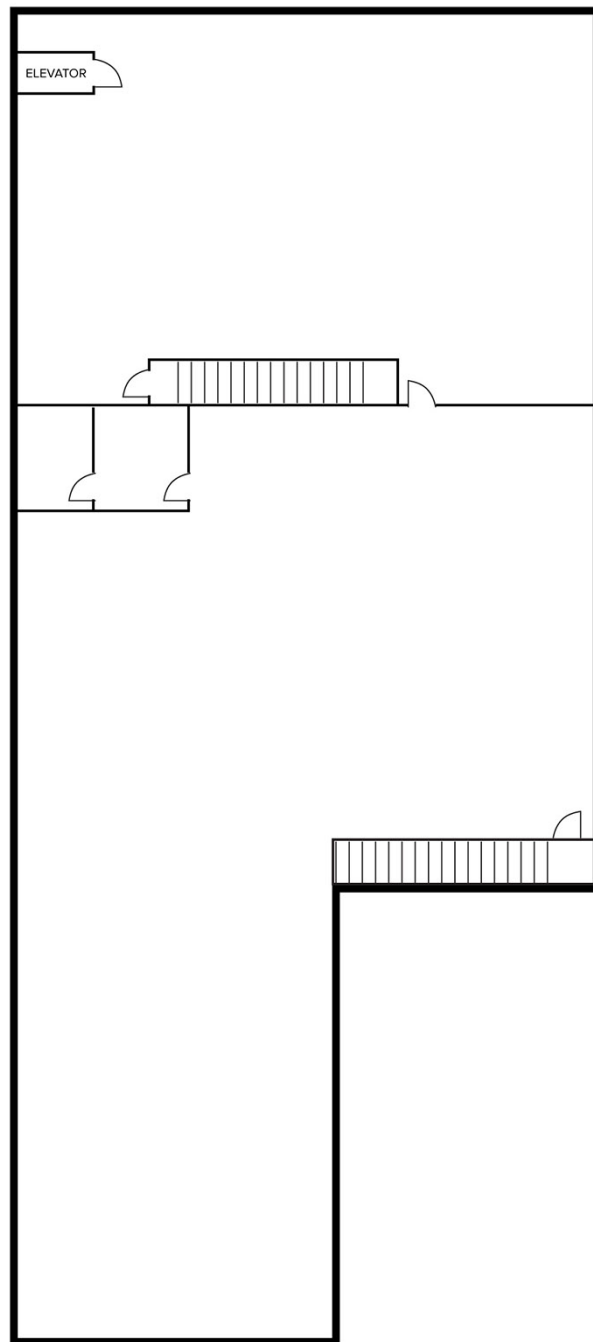
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## Floor Plan

FIRST FLOOR



SECOND FLOOR



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Aerial



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