

# Flex Industrial FOR SALE

## 375 Robbins Drive

### Troy, Michigan



- 14,880 SF Flex Space Available
- Efficient layout featuring ~10,000 SF warehouse and ~4,880 SF office
- Functional office layout suitable for sales, engineering, admin, or support teams
- Clean, well-maintained asset presenting strong operational readiness
- 12' clear height suited for storage, production, and material handling.
- Convenient grade-level loading with 10' x 11' overhead door and lift
- Premium access along I-75 with proximity to 14 Mile, 15 Mile, and I-696
- Strong labor pool access in Troy and surrounding markets
- Sale Price: \$1,690,000\*

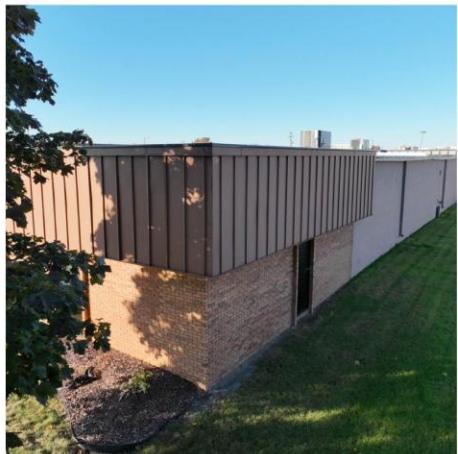
\*Seller financing available; offered under the following illustrative terms: 30% down, 5-year term, 10-year amortization at 6% interest. These terms are indicative only and subject to change, negotiation, and seller's sole discretion based on buyer's financial qualifications and due diligence. Buyer and seller acknowledge that this does not constitute a binding offer of credit. Each party should obtain independent legal, financial, and tax advice regarding the structure, documentation, and implications of the transaction, including any applicable state and federal regulations. All property information provided is believed to be accurate but is not guaranteed; buyer to verify all details independently.

For more Information, please contact:

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## Troy Michigan

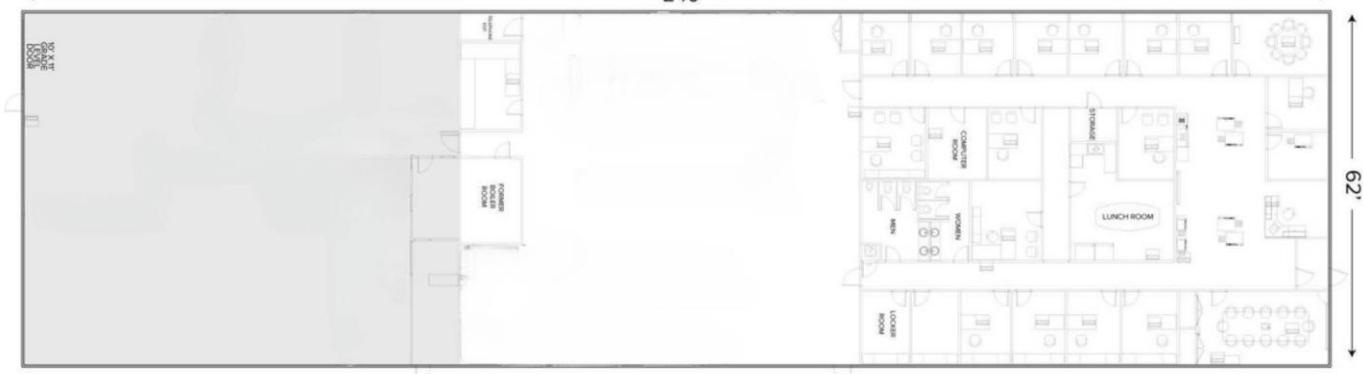


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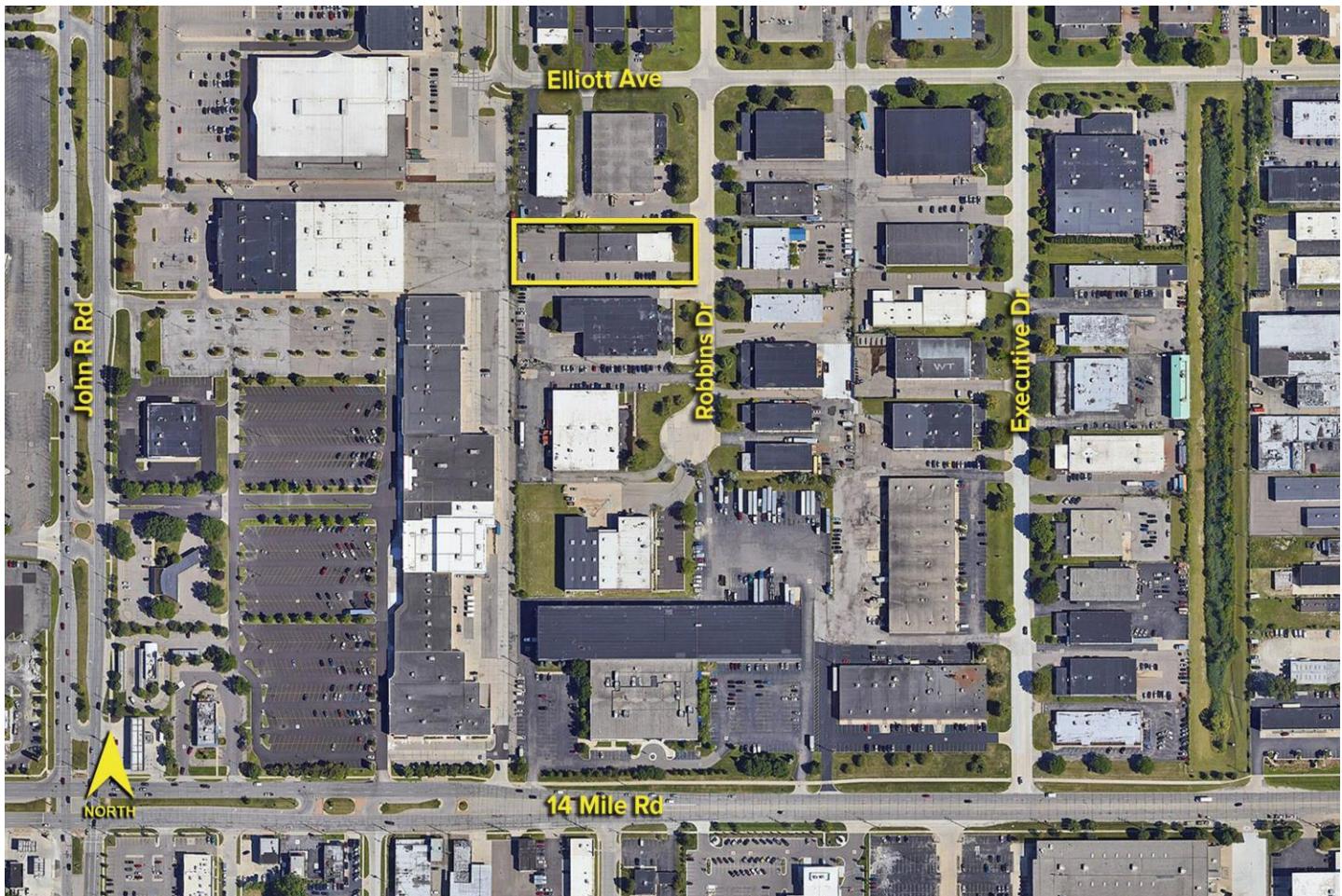


Efficient layout with  $\pm 10,000$  SF warehouse/flex space and  $\pm 4,880$  SF office for operation-driven users



# 375 Robbins Drive

## Troy Michigan



Functional 4880 SF  
Office Layout  
suitable for sales,  
engineering,  
administrative or  
support teams.

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Troy Michigan

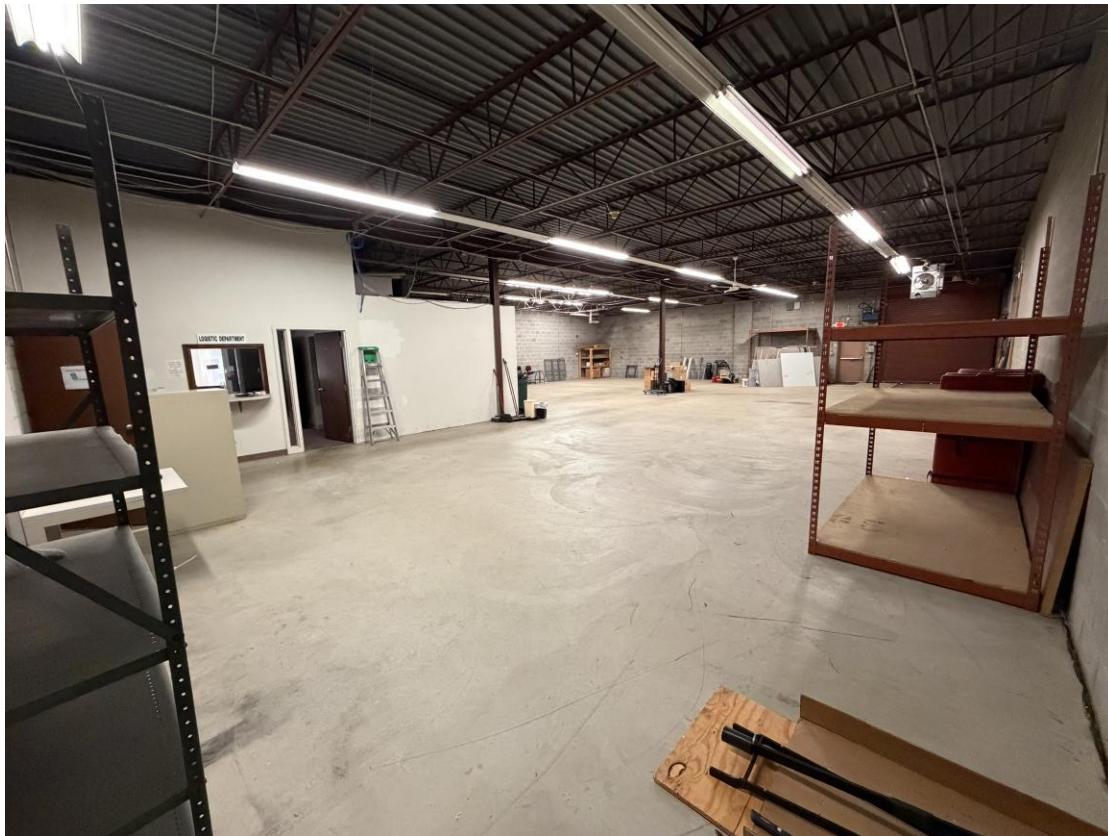


Flex Space – Production  
capable workspace



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Warehouse for light industrial footprint with grade-level loading with 10' x 11' overhead door and Lift to streamline logistics.

