



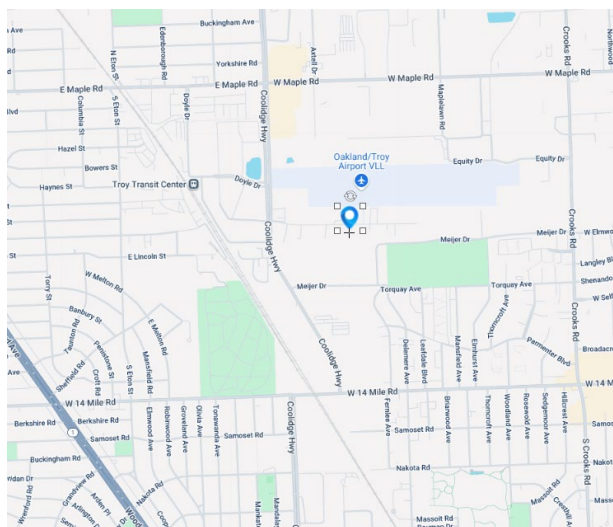
FOR SALE OR LEASE

2681 Industrial Row

Troy, MI

Property Highlights

- 10,100 SF Available For Sale or Lease
- Flex / R&D Freestanding Building
- Fully Air-Conditioned
- (1) 14' x 14' Grade Level Door
- 42 Parking Spaces
- High Image Industrial Row Corridor
- 15' Ceiling Height
- Ample Parking



For information, please contact:

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Sale or Lease

2681 Industrial Row Dr Troy, MI 48084-7038



Pricing Information:

Lease Rate Range:	\$13.49-\$13.49 NNN
Lease Type:	NNN
Sale Price:	\$1,595,000
Price per SF:	\$157.92
Real Estate Taxes psf:	\$0.00
Building Insurance psf:	\$0.00
CAM psf:	N/A

Property Details:

Total Building Area:	10,100 sf	Parcel ID:	20-32-152-009
Min/Max Available:	10,100 sf	Parking Description:	42
Office Area:	7,000 sf	Rail Served:	No
Property Type:	R&D/Flex	Cranes:	No
Tenancy:	Single-tenant	Heat:	GFA
Year Built:	01/01/1966	Clear Height Min/Max:	15.0'
Year Renovated:		Grade/Dock Doors:	1 / 0
Zoning:	Lt. Ind.	Sprinkler:	No
Site/Parcel Area:	1.00 acres	Power:	600 amps, 208 volt

Comments:

10,100 SF free-standing Flex/R&D building located in prestigious business park with 14'x14' grade level door and two backup generators on site. Office can be removed to create additional warehouse/lab space.

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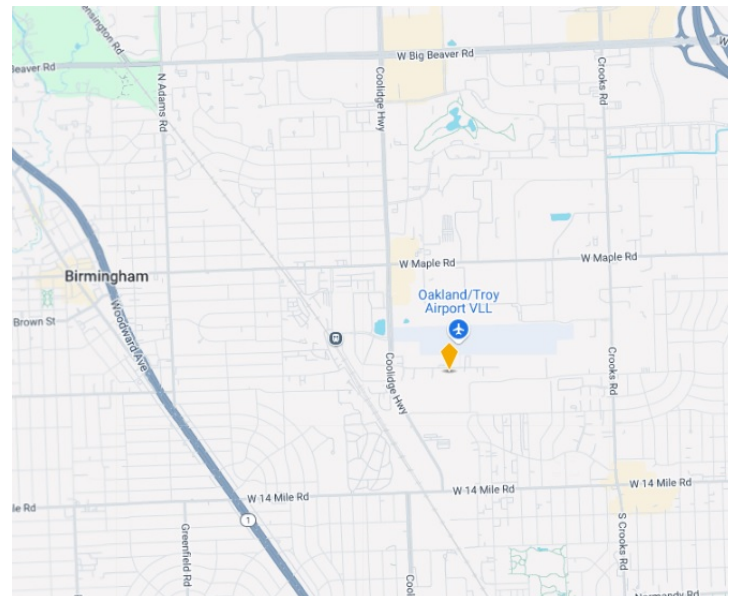
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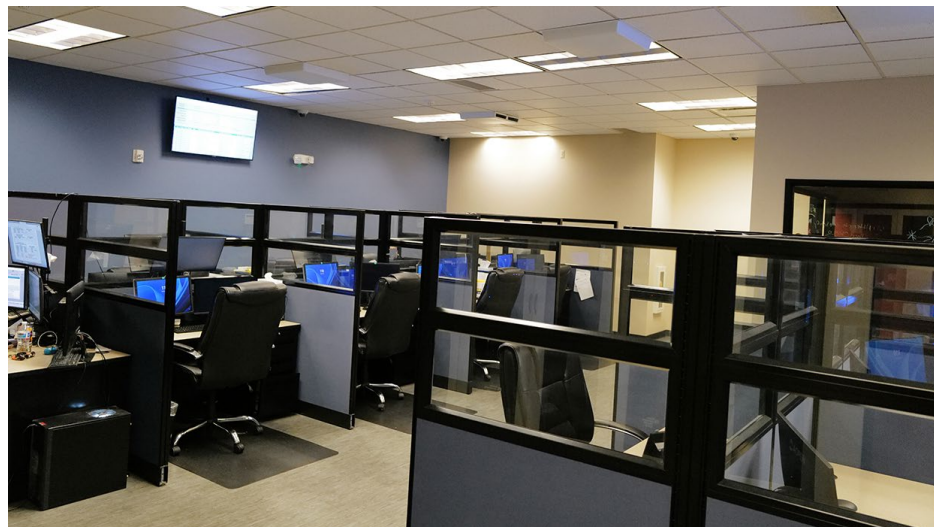
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