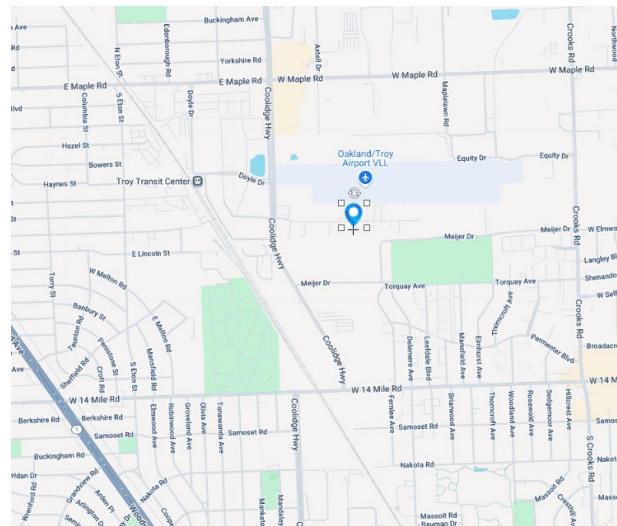




FOR SALE OR LEASE

# 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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**NEWMARK**

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

# Sale or Lease

2681 Industrial Row Dr Troy, MI 48084-7038



## Pricing Information:

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

## Property Details:

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

### Daniel Canvasser

248.350.8141

[Daniel.Canvasser@nmark.com](mailto:Daniel.Canvasser@nmark.com)

### Chris Hill

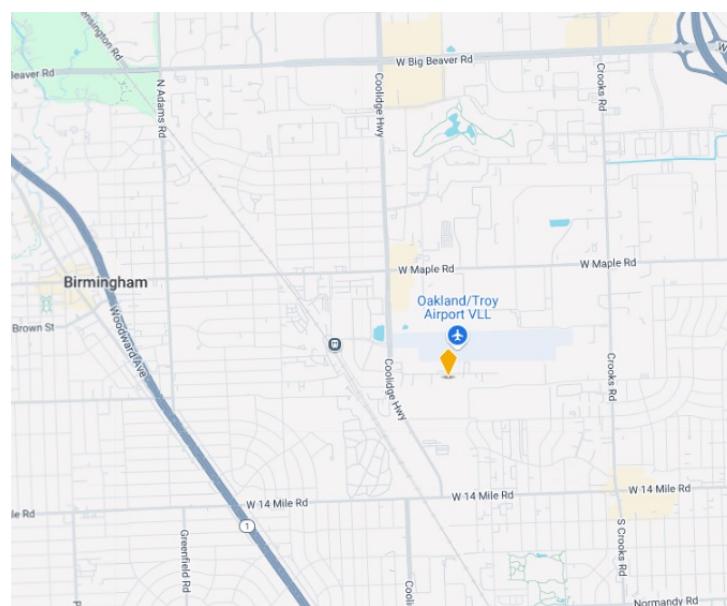
248.350.1192

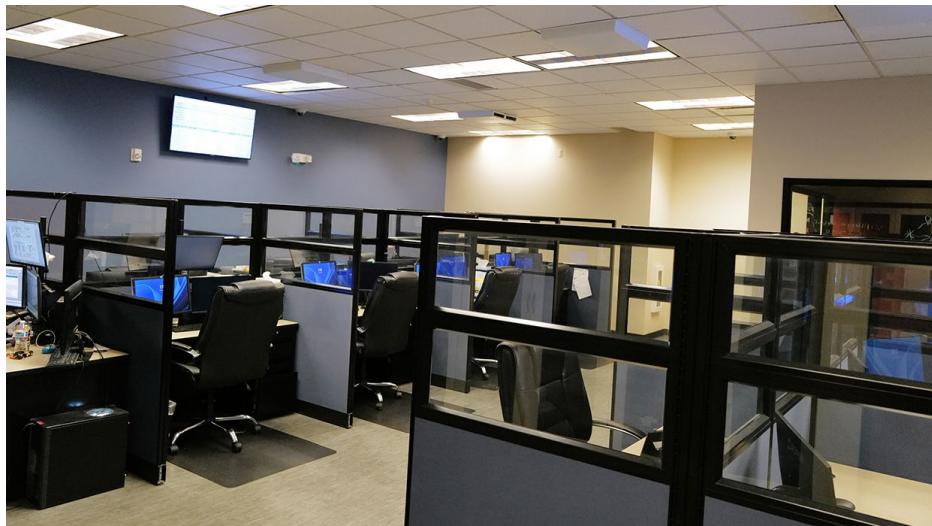
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