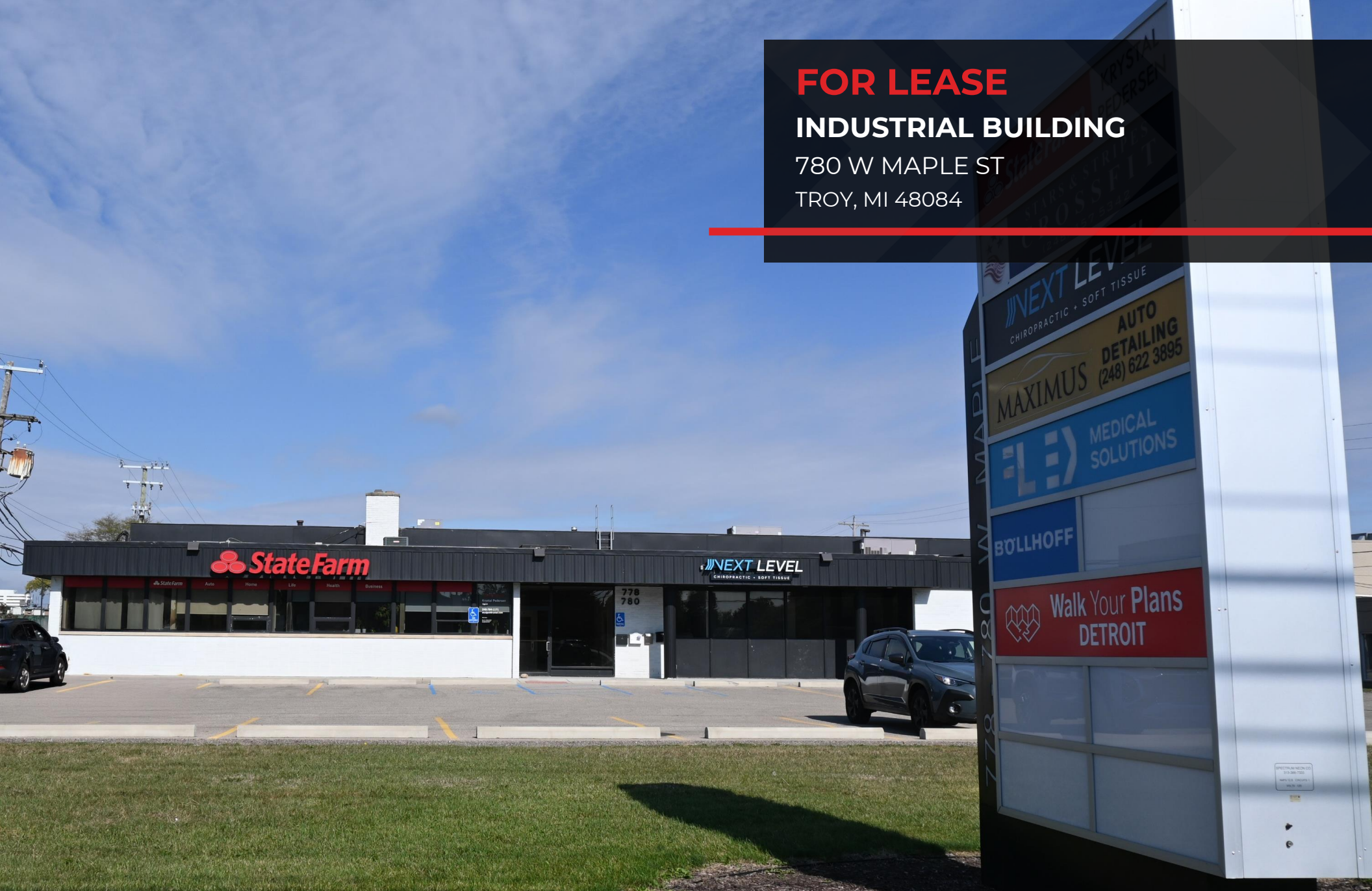


**FOR LEASE**  
**INDUSTRIAL BUILDING**

780 W MAPLE ST  
TROY, MI 48084



# INDUSTRIAL BUILDING

## 780 W MAPLE STREET

### PROPERTY HIGHLIGHTS

- 18,693 square foot single story multi-tenant industrial building
- 7,420 square foot proposed new construction modern multi-tenant industrial building on Barret Street
- Suites ranging from 1,800 square feet to 7,420 square feet
- Overhead doors
- MR zoning allowing multiple possible uses including; light industrial, office, retail, entertainment service and mixed use
- 20' ceiling heights
- Monument signage rights at Maple Road
- 3 car per 1,000 square foot parking ratio
- Located in the heart of Troy, north side of Maple Road between Crooks Road and Livernois Road
- ±30,000 VPD
- Rental rate starting at \$14.50 NNN

### PROPERTY SUMMARY

ECODE	196
BUILDING SIZE	18,693 SF (existing) 7,420 SF (to be built)
CLEAR HEIGHT	18' – 20' ft
CONSTRUCTION STYLE	Brick and Block
ZONING	MR (Maple Road)
YEAR BUILT/RENOVATED	1956/2019
LEASE RATE	\$14.50 NNN



#### BUILDING SIZE

18,693 SF (existing)

7,420 SF (to be built)



#### ZONING

MR



#### YEAR BUILT/RENOVATED

1956/2019



#### LEASE RATE

\$14.50 NNN



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**BARRETT DR**

**TENANT D**  
1,867 SF

**TENANT C**  
1,843 SF

**TENANT B**  
1,843 SF

**TENANT A**  
1,867 SF

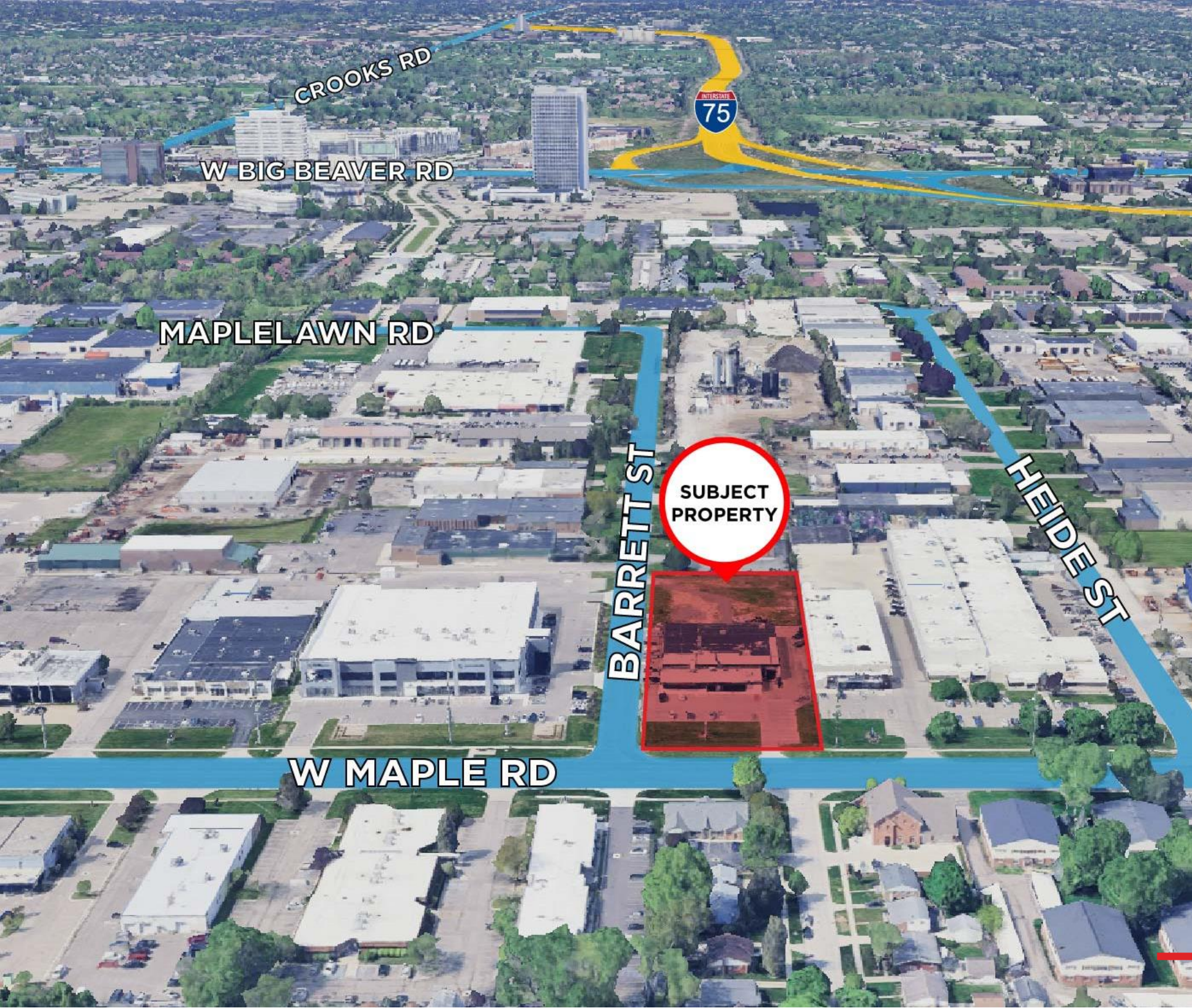
**UP TO 7,420 SF  
NEW CONSTRUCTION**

**780 W MAPLE RD, TROY, MI  
18,693 SF**

**MAPLE RD**

**SITE PLAN**





# AERIAL OVERVIEW



# AREA MAP





# CREATING VALUE BEYOND REAL ESTATE



TODD HAWLEY | SENIOR VICE PRESIDENT | BROKERAGE SERVICES

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