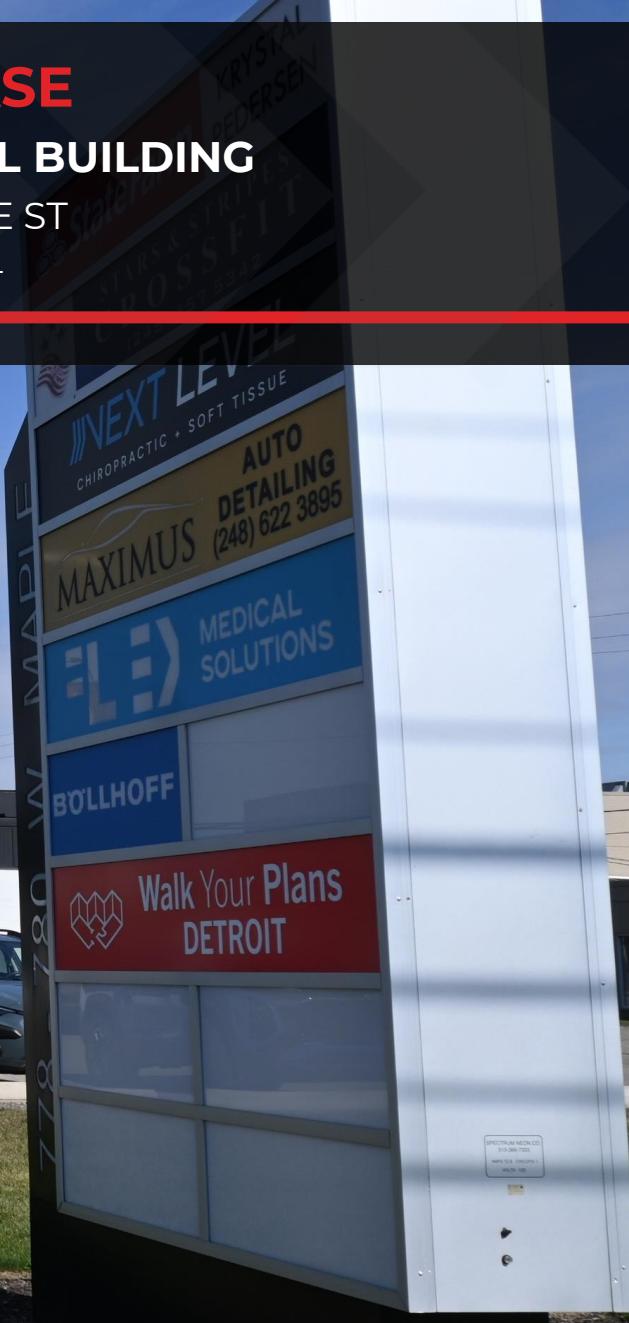


**FOR LEASE
INDUSTRIAL BUILDING**

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

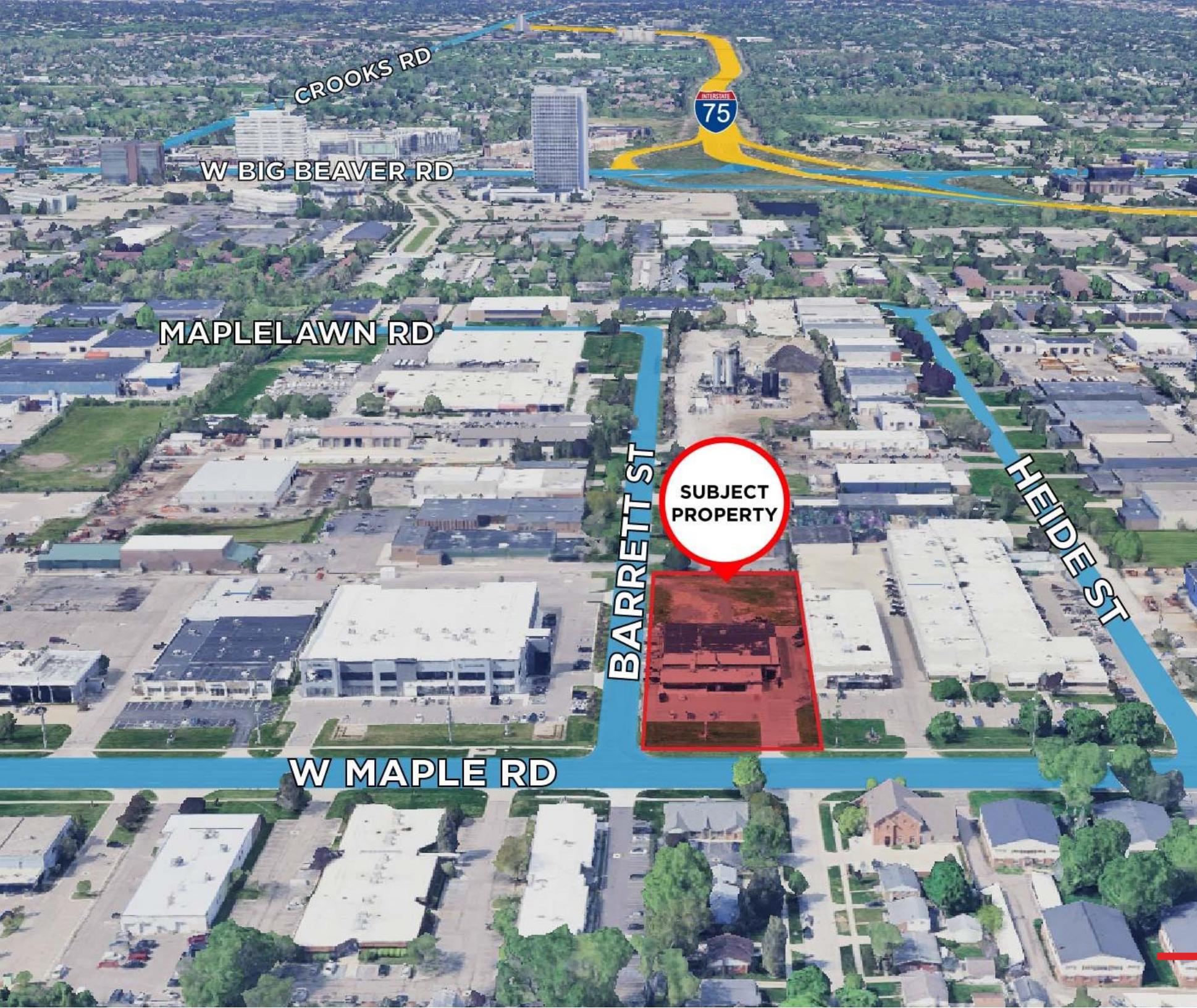


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SITE PLAN



AERIAL OVERVIEW



AREA MAP



CREATING **VALUE** BEYOND **REAL** **ESTATE**



TODD HAWLEY | SENIOR VICE PRESIDENT | BROKERAGE SERVICES

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