

2222 STEPHENSON HWY  
TROY, MICHIGAN

INDUSTRIAL FOR SALE OR LEASE  
30,210 Square Feet Available



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**GREAT MANUFACTURING BUILDING**



## PROPERTY FEATURES

- 30,210 square feet available
- 3,100 square feet office
- 14' clear height
- (3) 12' x 14' grade level doors
- (3) truckwells
- Direct access to I-75 at Rochester Road ramp
- 2000 amps, 248/480/277 volt power
- Fenced yard
- Stephenson Highway frontage
- Building was recently refurbished
- New roof in 2022
- Lease Rate: \$7.95/sq. ft. NNN
- Sale Price: \$2,875,000 (\$95.17/sq. ft.)



For more information, please contact:

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**DAVE MILLER**  
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# 2222 Stephenson Highway – Troy, Michigan

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### Interior Photos



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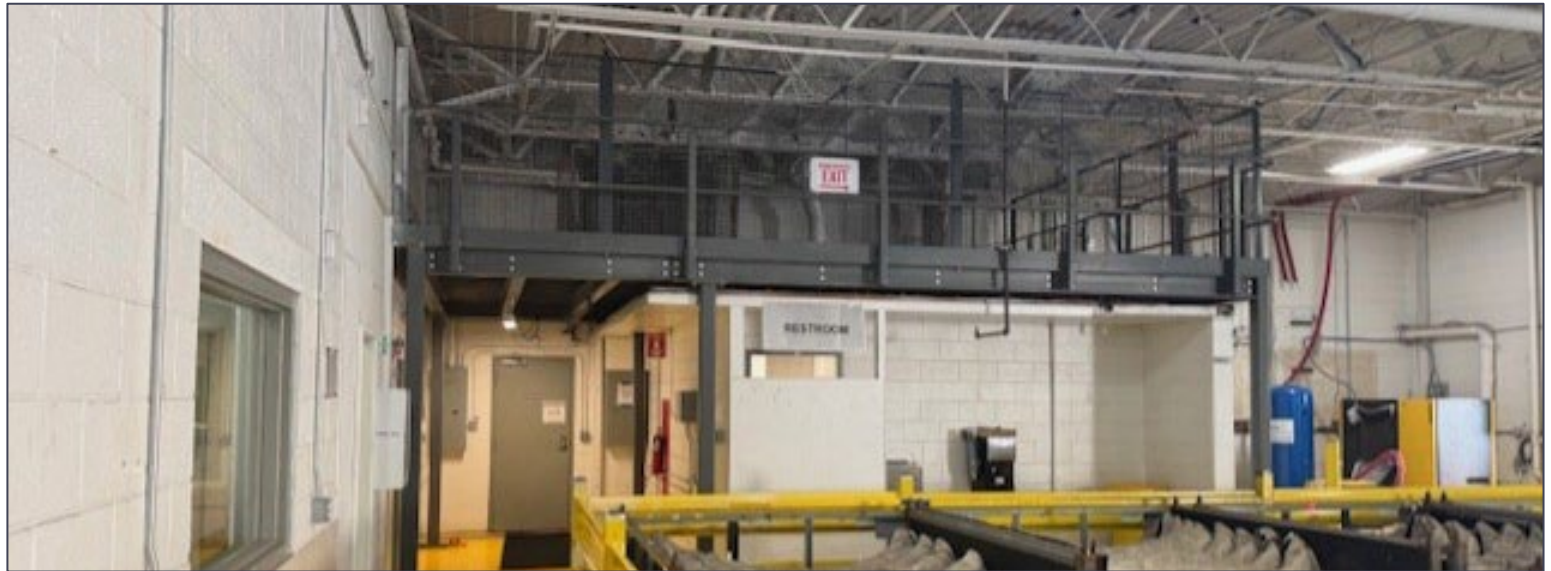
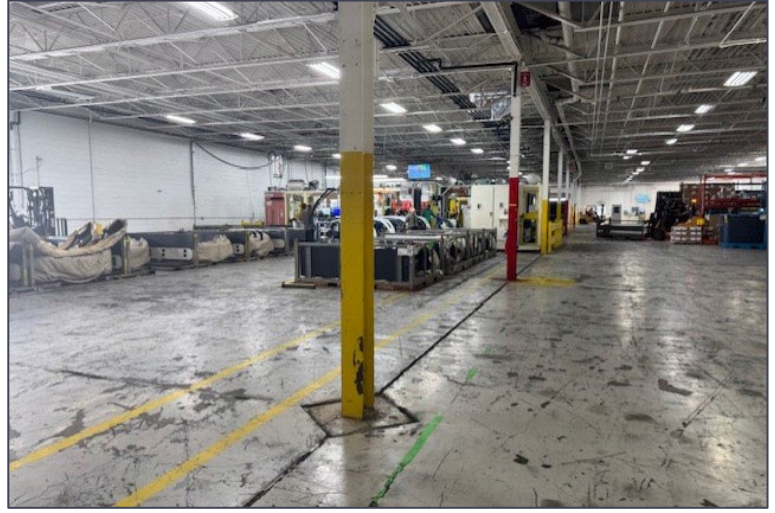
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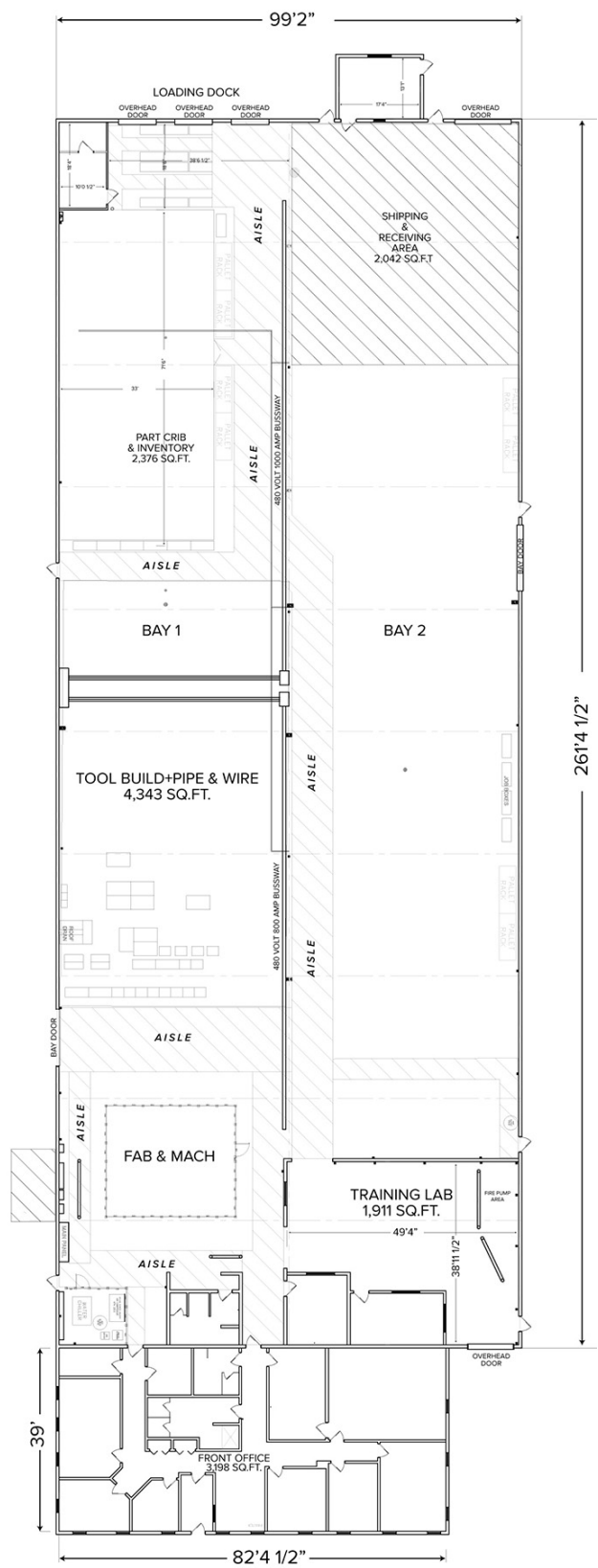


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Floor Plan



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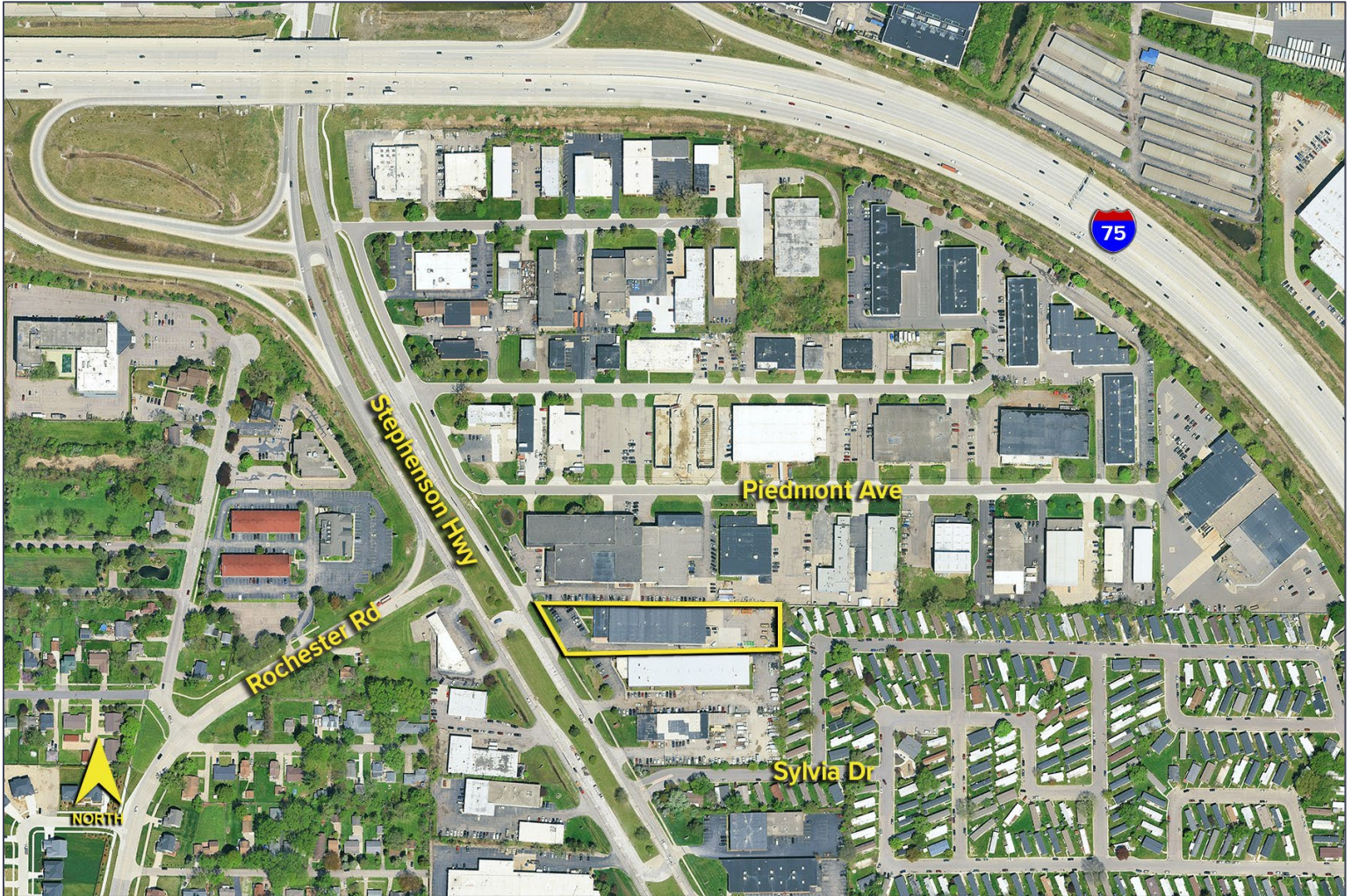
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Aerial



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