

# FOR LEASE

## Industrial/Flex Space

2545 Industrial Row Dr, Troy, MI 48084

# GEORGE

COMMERCIAL REAL ESTATE SERVICES  
A DIVISION OF GEORGE REALTY, LLC



SIZE	<b>11,680 SF</b>
TERM	<b>3+ Years</b>
RENTAL RATE	<b>\$15.00 /SF/YR</b>
SPACE USE	<b>Industrial</b>
CONDITION	<b>Completely Renovated</b>
AVAILABLE	<b>March 1, 2025</b>

### WAREHOUSE FACILITY FACTS

Building Size 11,680 SF

Lot Size 0.74 AC

Construction Masonry

Heating Gas

Power Supply Amps: 200 Volts: 240

Zoning II - Industrial, Flex, Office

Space is completely renovated - current tenant is being relocated. 11,660 Square feet could easily be split in two equal halves of 5,830 sq ft each. Located on best possible area for this type of building close to Birmingham and surrounding desirable areas.

- Lease price \$15 sq. ft. per year NNN
- Lease rate does not include utilities, property expenses or building services
- 11,680 sq. ft. which includes 1,980 sq. ft. of dedicated office space plus additional storage on mezzanine
- 2 Drive Ins (one in front and one in back)
- Completely remodeled in 2024

### FEATURES

Clear Height: 14'

Drive-In Bays: 2

Standard Parking Spaces: 20-40

### MORE INFORMATION

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