

# FOR SALE

## CORPORATE CENTER

CLASS A R&D CAMPUS  
TROY, MICHIGAN

2716 Daley Drive  
Troy, MI  
59,020 SF

2700 Daley Drive  
Troy, MI  
56,742 SF

2852 Daley Drive  
Troy, MI  
10,800 SF

**Sale Price  
\$23,950,000**



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FOR RCM  
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# Corporate Campus Overview



This premier corporate campus in **Troy, Michigan**, offers a rare investment opportunity in the heart of **automation alley**—a thriving hub for **automotive, engineering, R&D, and industrial innovation**. Spanning **126,562 rentable square feet across three buildings** on **9.53 acres**, this class A location benefits from **direct access and visibility off Big Beaver Road and I-75**, with exceptional connectivity to the entire **Metro Detroit market**.

## Campus Highlights

- **Three-building Corporate Campus** in a prime automotive R&D and industrial corridor
  - 66,500 SF of engineering research & office space
  - 60,000 SF of R&D/industrial development space
- **126,562 rentable square feet on 9.53 acres**
- **Strategic access to Big Beaver Road, I-75, and Rochester Road**, allowing seamless **north-south and east-west connectivity**
- **Zoned IB (integrated industrial business district)**—a highly flexible designation permitting a wide range of commercial, industrial, and R&D uses
- **Planned curb cut off Big Beaver Road**, providing direct access and an opportunity for **retail pad site development**

# Corporate Campus Overview (continued...)



## Building Breakdown & Tenant Overview

### 2716 Daley Drive (Headquarters Building) 59,020 SF

- Three-story facility with R&D, engineering, and industrial applications
- First Floor: 20,000 SF of R&D/industrial space with 18-foot ceilings
- Second & Third Floors: 40,000 SF of engineering research and office space

### 2700 Daley Drive (Tech Building) 56,742 SF

- Split-use layout:
  - **South:** Industrial space
  - **North:** Engineering Office and R&D
  - **Potential for full conversion to industrial use**

### 2852 Daley Drive (MEEC Building) 10,800 SF

- Industrial / R&D space with overhead door access

## Current Tenancy

- 100% leased to two strong automotive industrial tenants
- 69,820 SF occupied by an EV design & manufacturing company as its North American Headquarters
- 56,742 SF building leased to a major automotive supplier

This unique **Class A Corporate Campus** is a **highly sought-after investment** with a **strong automotive tenant base**, a **flexible zoning classification**, and an **unmatched location in Troy's thriving business and innovation corridor**.

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# Corporate Campus Photos





# 2716 Daley Drive

Troy, MI

## Property Highlights



59,020 SF



Immediate Proximity to I-75



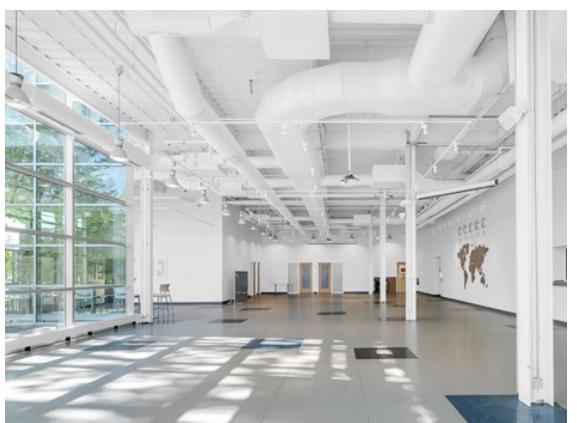
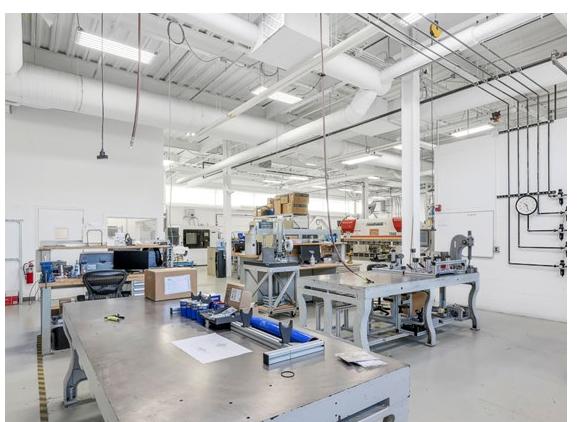
Expandable High Bay Space on First Floor



Zoning: IB (Integrated Industrial Business District)

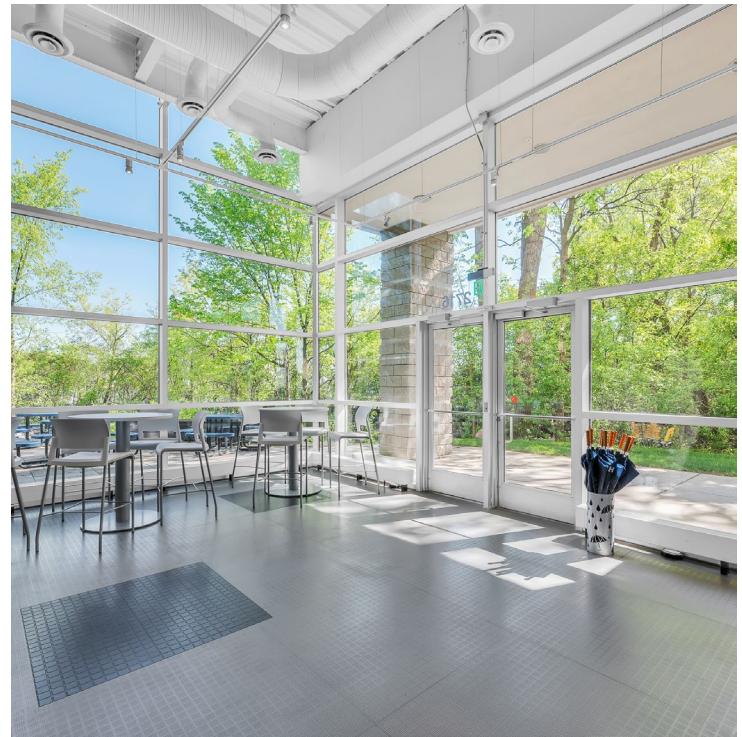
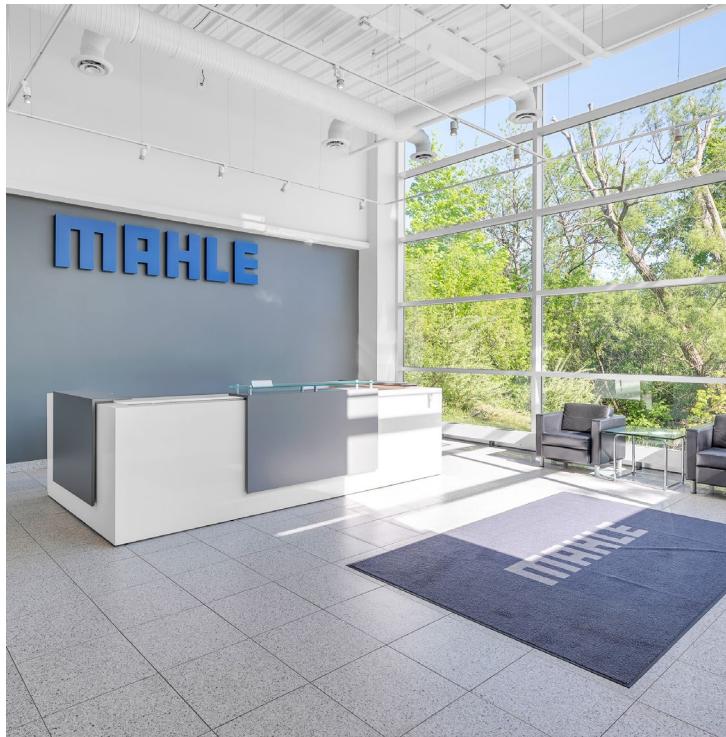


Two Overhead Doors



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# 2716 Daley Drive - Photos





# 2700 Daley Drive

Troy, MI

## Property Highlights



56,742 SF



Zoning: IB (Integrated Industrial Business District)



R & D, Engineering & Office – 18' Ceiling Height



Two Overhead Doors



# 2852 Daley Drive

Troy, MI

## Property Highlights



10,800 SF



Zoning: IB (Integrated Industrial Business District)



Ability to Add Overhead Door West Side of Property



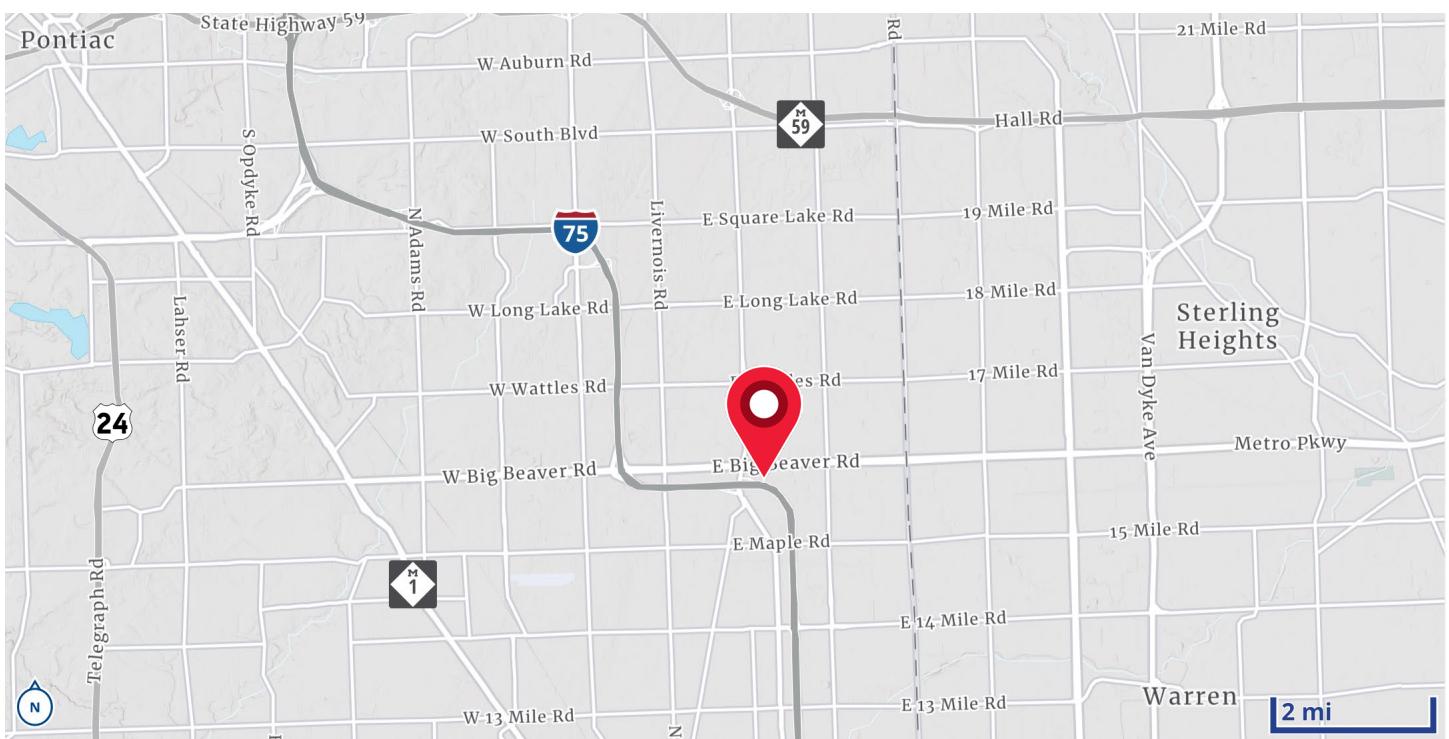
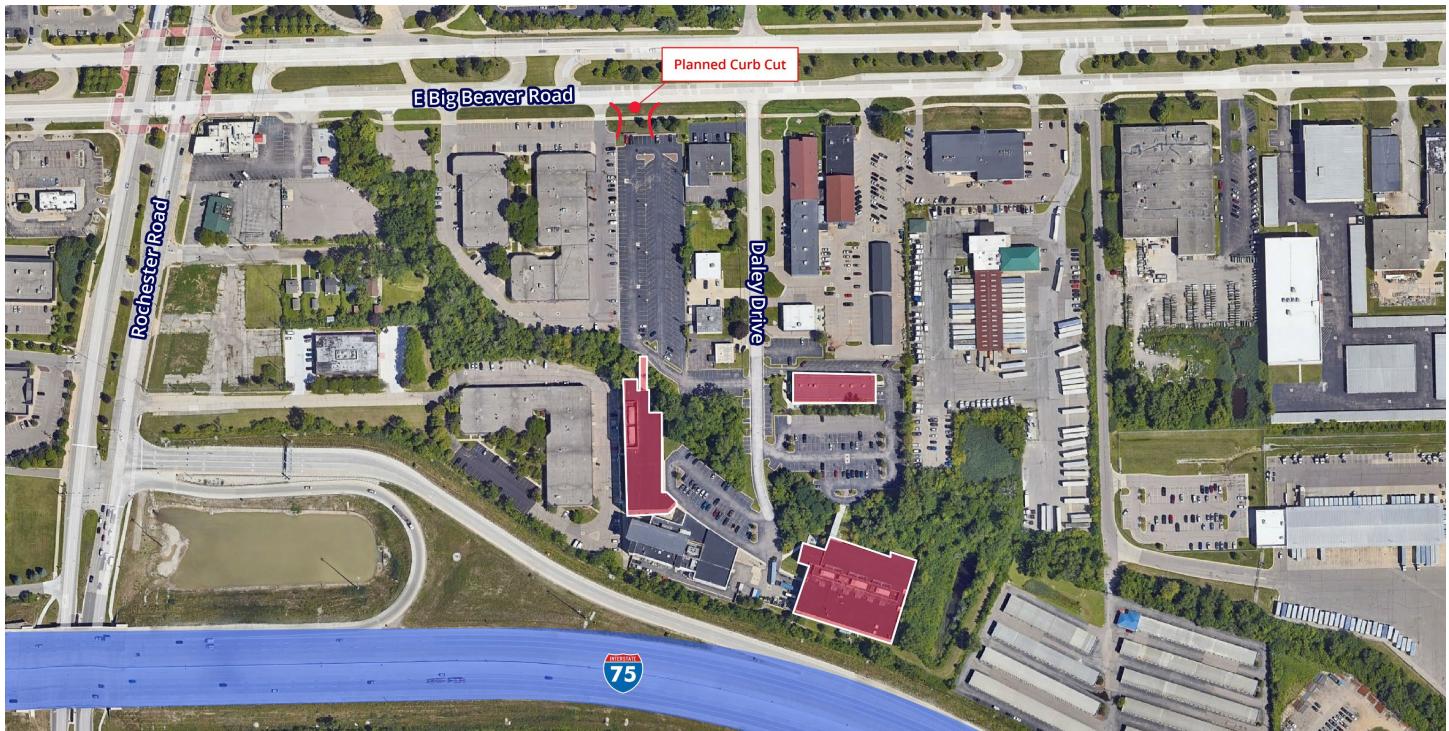
Side Parking Lot



15' to Deck

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# Aerial & Location Maps



*We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it.  
All information should be verified prior to purchase and/or lease.*



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