

1307 & 1407 ALLEN DRIVE  
TROY, MICHIGAN

INDUSTRIAL FOR LEASE  
3,200 – 4,000 Square Feet Available



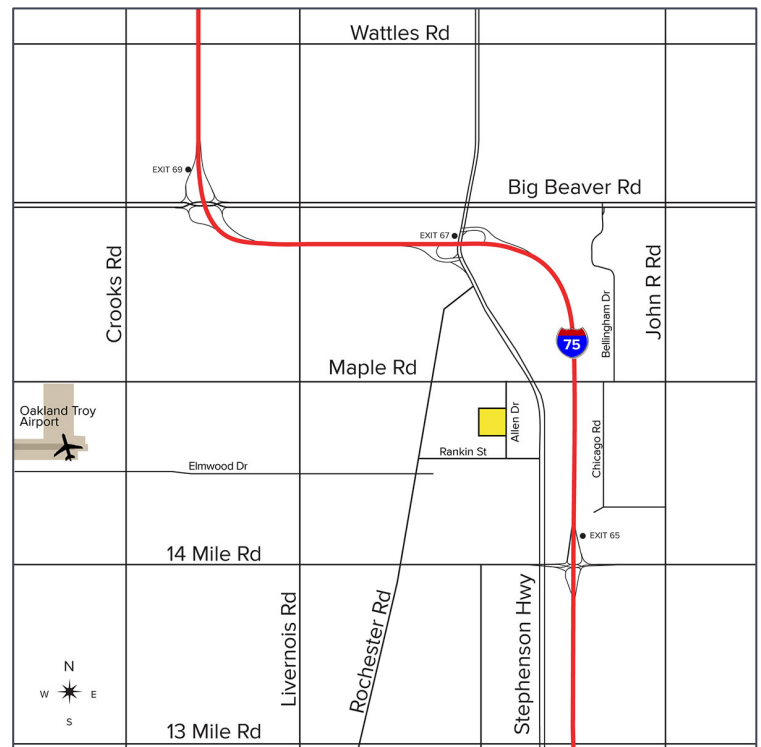
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**TROY TRADE CENTER**



## PROPERTY FEATURES

- 3,200 – 4,000 square feet available
- 16' clear height
- Each unit has (1) overhead door
- One unit has (1) truckwell
- Professionally managed complex centrally located near I-75 between 14 Mile and Rochester Road
- Multiple office/shop configurations available and units have been recently renovated or can be finished to suit
- Completely renovated in 2020
- Lease Rate: \$11.25/sq. ft. Gross



For more information, please contact:

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# 1307 & 1407 Allen Drive - Troy, Michigan

## Industrial For Lease

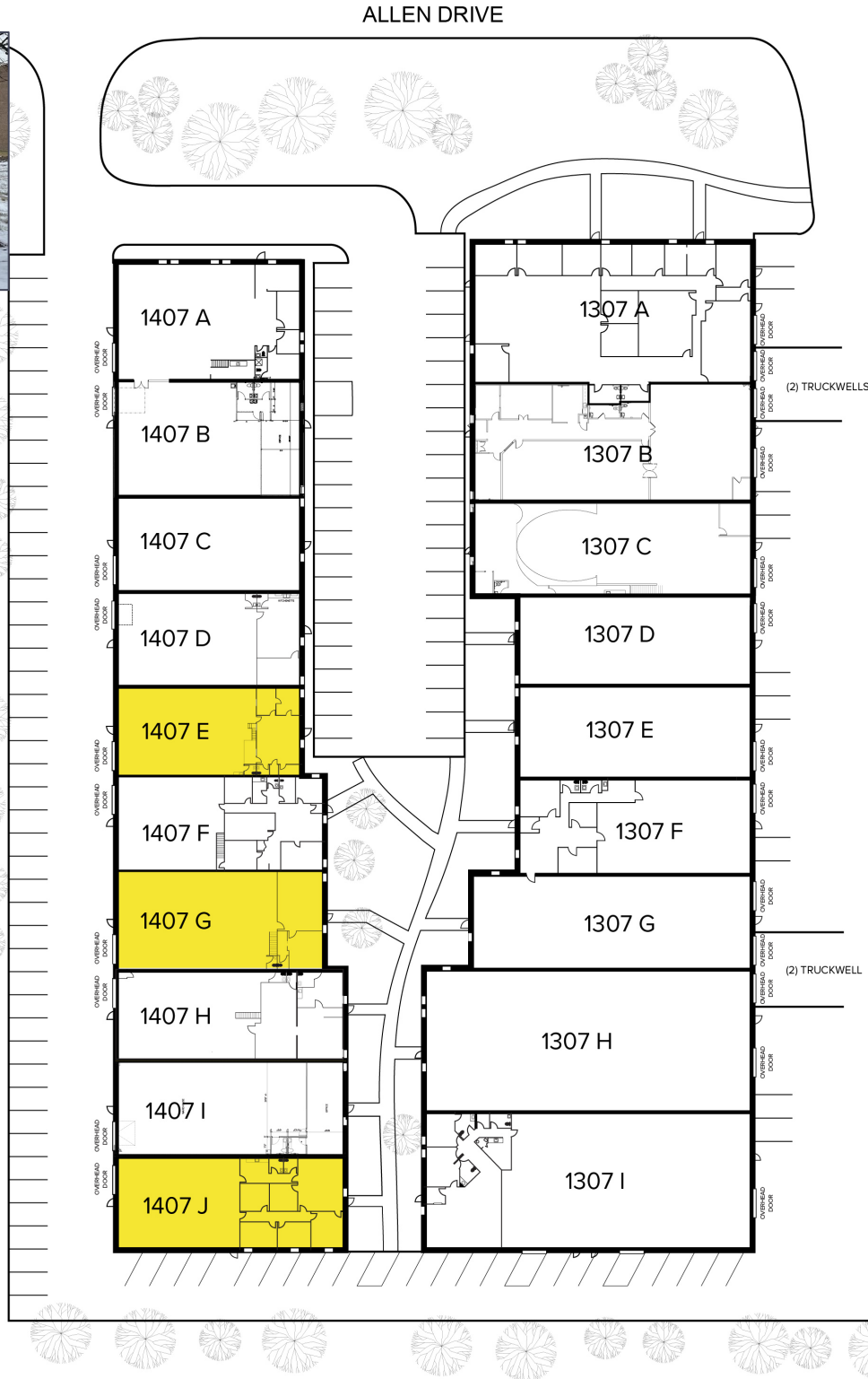
3,200 – 4,000  
Square Feet  
AVAILABLE

### Site Plan



AVAILABILITY			
UNIT	TOTAL SF	OFFICE SF	RATE
1407 E	3,200	800	\$11.25 Gross
1407 G	3,600	900	\$11.25 Gross
1407 J	4,000	1,600	\$11.25 Gross

\*\*Unit 1407 E Available June 2026



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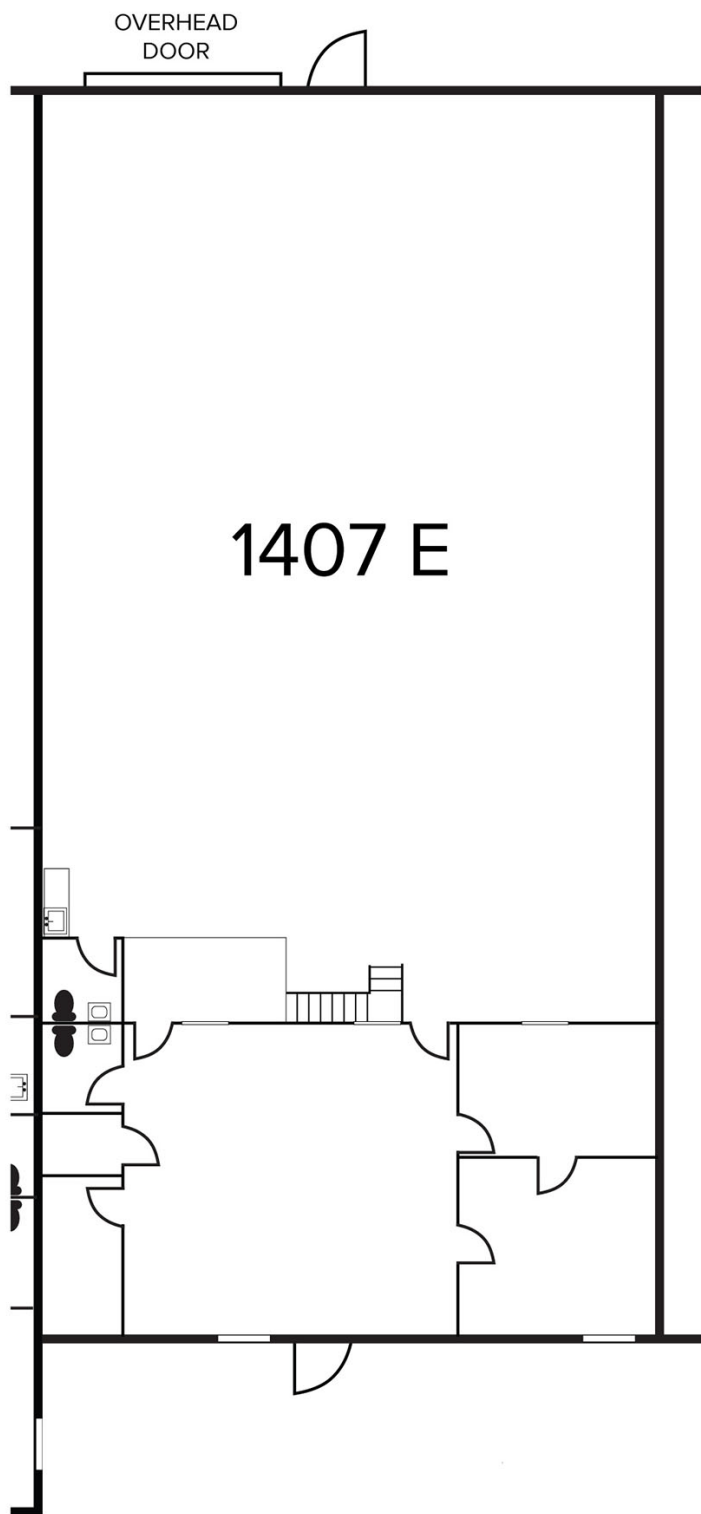
## Industrial For Lease

3,200 – 4,000  
Square Feet  
AVAILABLE

### Proposed Floor Plan

AVAILABILITY			
UNIT	TOTAL SF	OFFICE SF	RATE
1407 E	3,200	800	\$11.24 Gross

\*\*Unit Available June 2026



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### Interior Photos – Unit 1407 E



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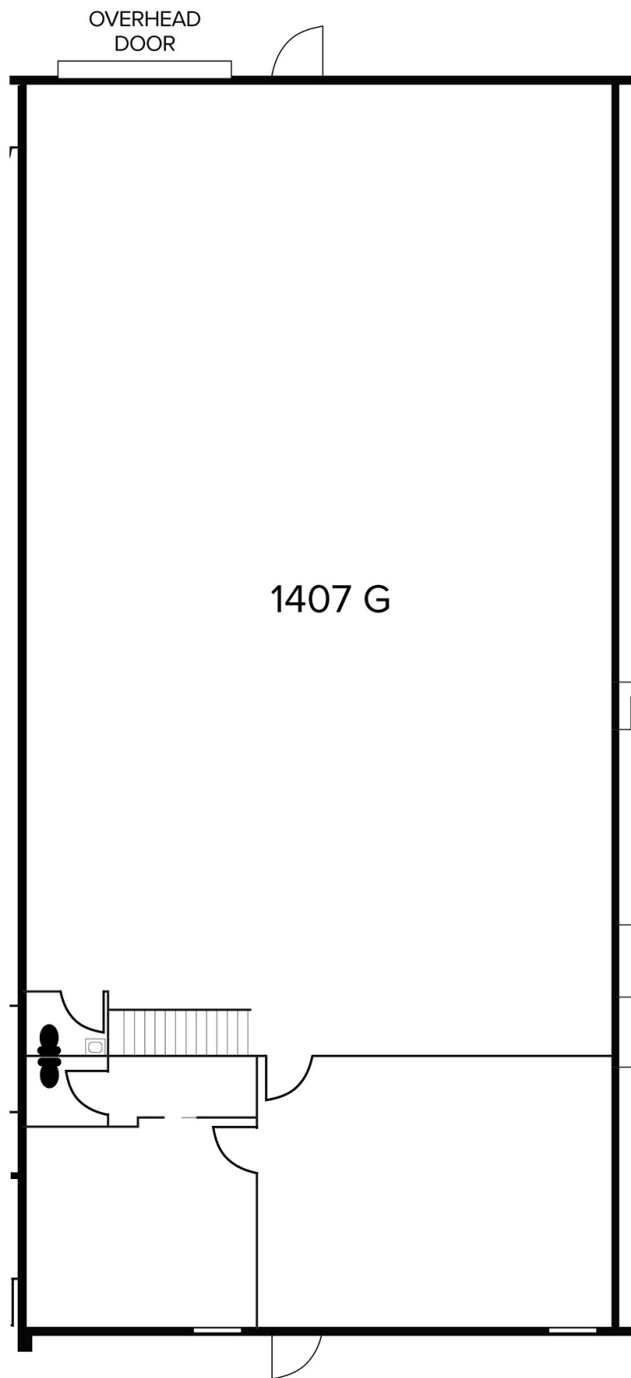
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## Industrial For Lease

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Square Feet  
AVAILABLE

### Proposed Floor Plan

AVAILABILITY			
UNIT	TOTAL SF	OFFICE SF	RATE
1407 G	3,600	1,500	\$11.24 Gross



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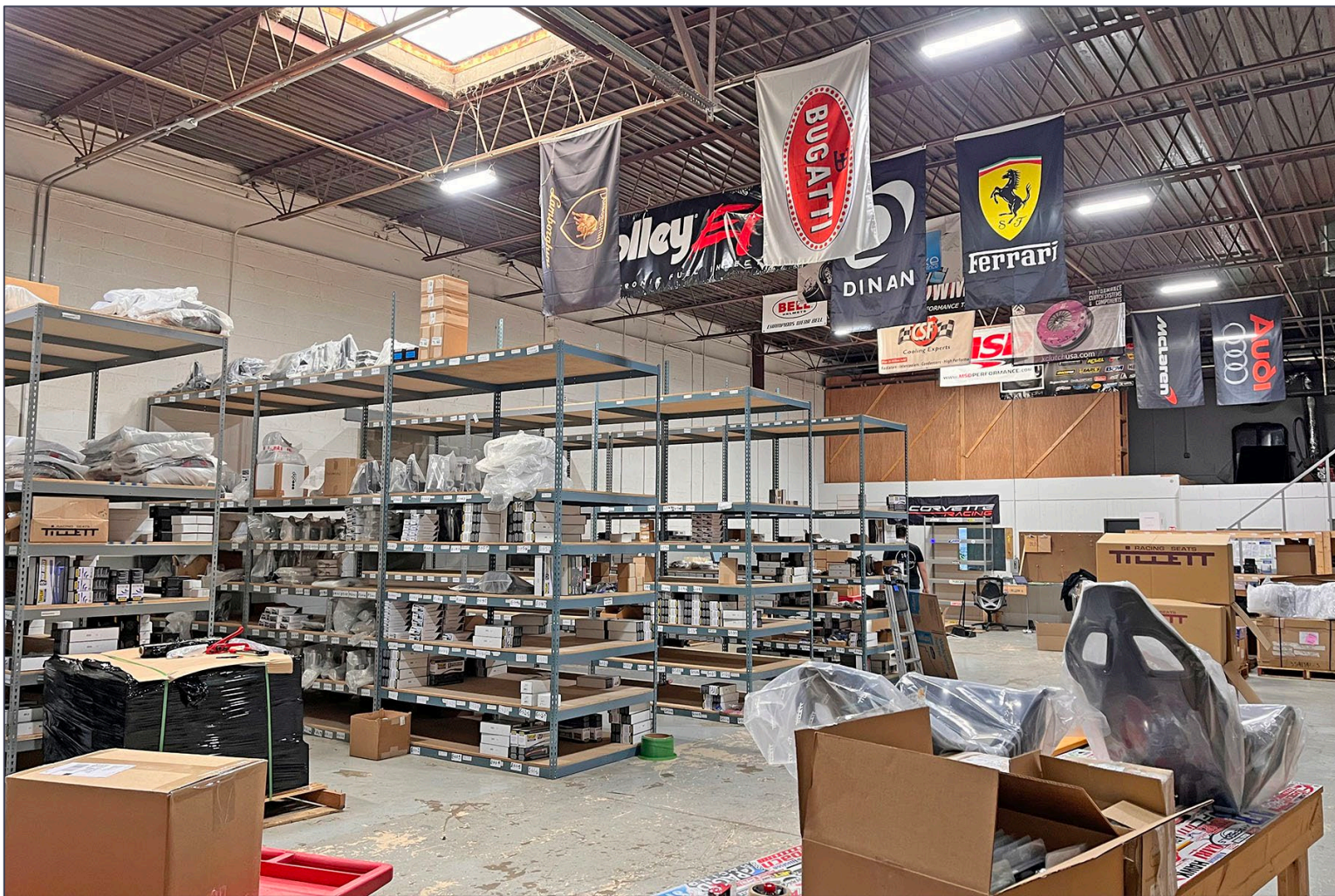
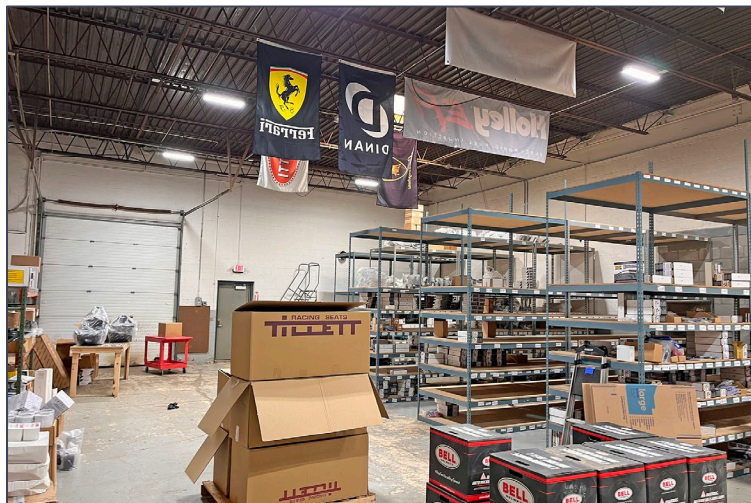
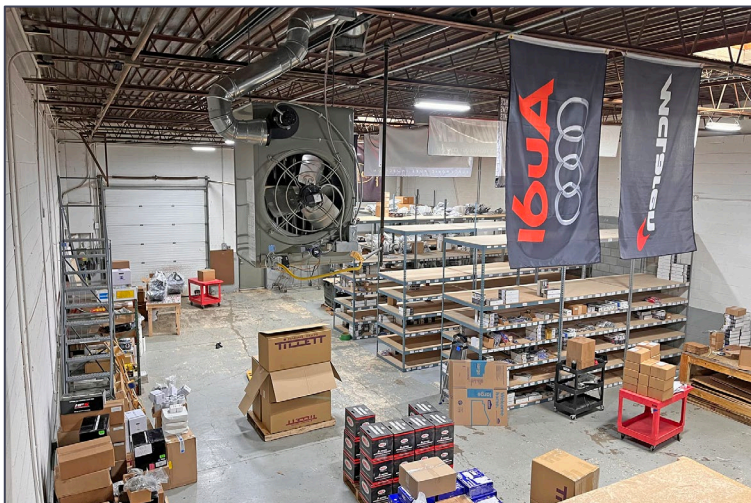
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## Industrial For Lease

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### Interior Photos – Unit 1407 G



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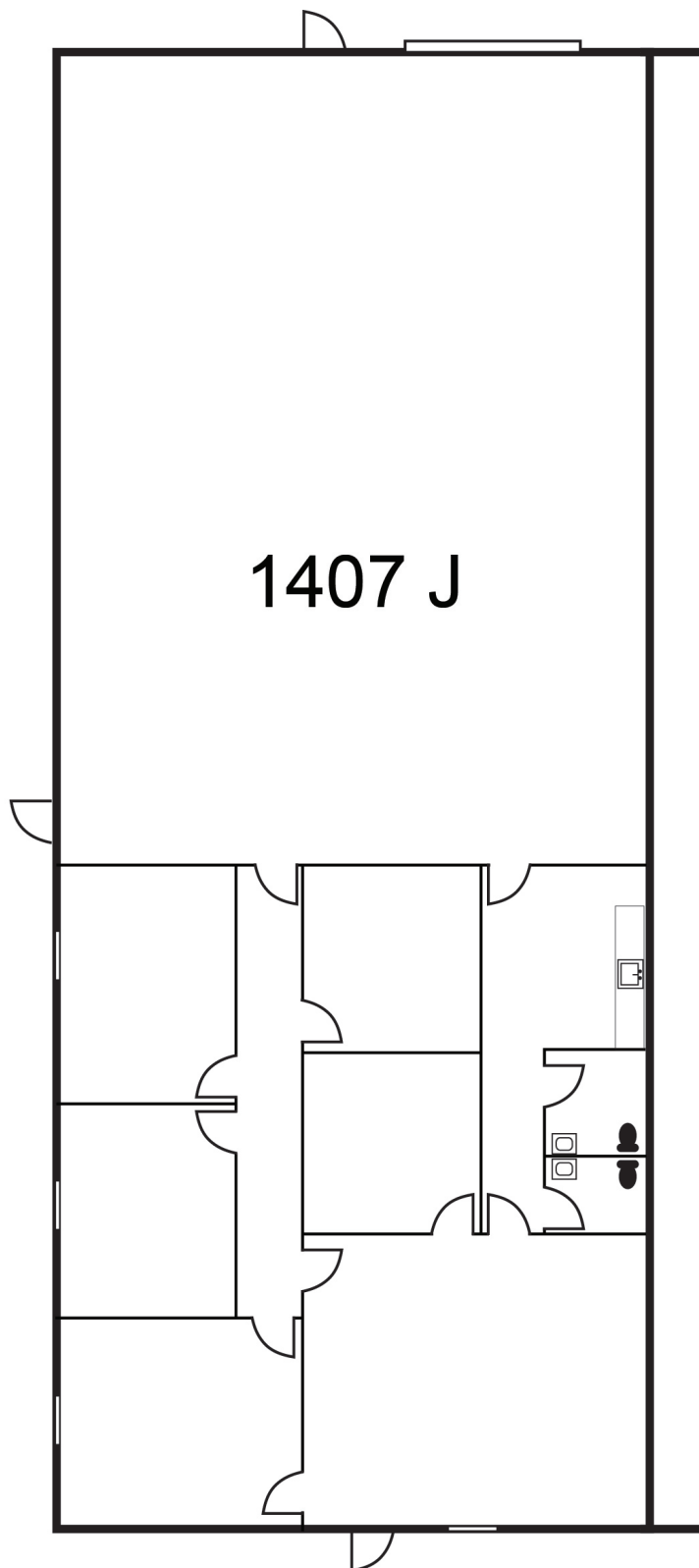
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### Proposed Floor Plan

AVAILABILITY			
UNIT	TOTAL SF	OFFICE SF	RATE
1407 J	4,000	1,600	\$11.24 Gross



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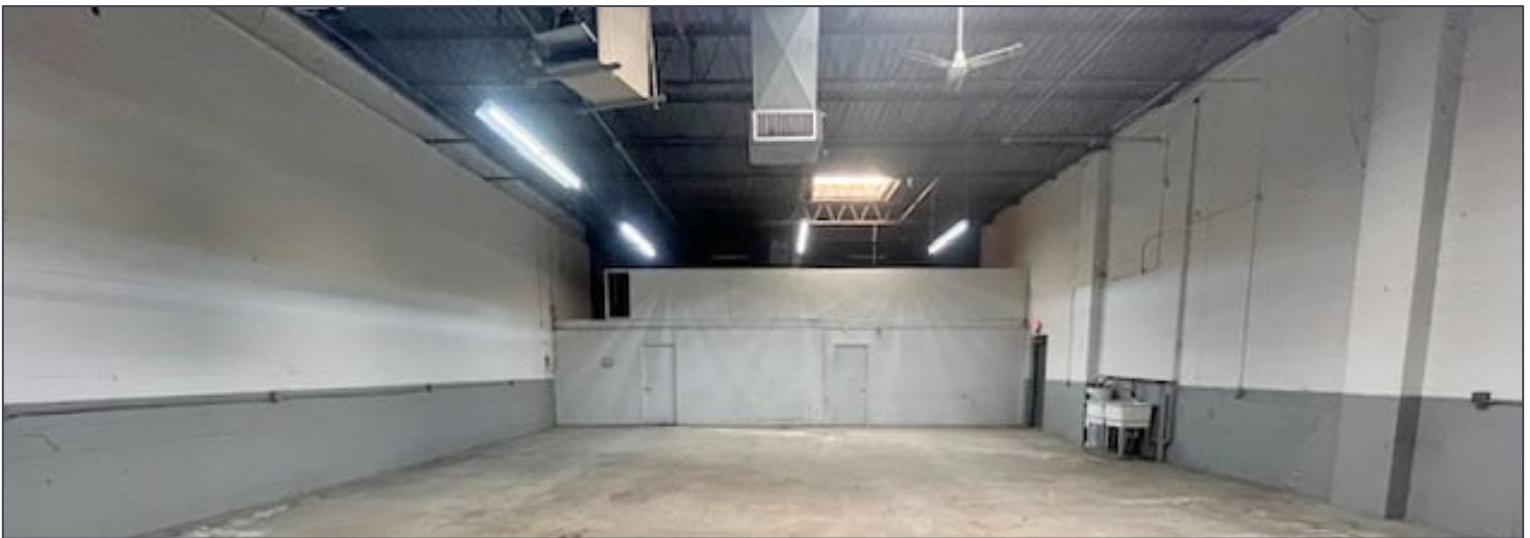
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## Interior Photos – Unit 1407 J



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