



## Industrial For Lease

**Property Name:** Marque - Troy Trade Center  
**Location:** 1407 Allen Drive  
**City, State:** Troy, MI  
**Cross Streets:** Maple Rd. & Stephenson Hwy.  
**County:** Oakland  
**Zoning:** Industrial

### BUILDING SIZE / AVAILABILITY

<b>Total Building Sq. Ft.:</b> 35,212	<b>Building Type:</b> Built	<b>Mezzanine:</b> N/A
<b>Available Sq. Ft.:</b> 3,200 - 4,000	<b>Available Shop Sq. Ft.:</b> 2,400 - 2,700	<b>Office Dim:</b> N/A
	<b>Available Office Sq. Ft.:</b> 800 - 1,600	<b>Shop Dim:</b> N/A

### PROPERTY INFORMATION

<b>Clear Height:</b> 16'	<b>Multi-Tenant:</b> Yes	<b>Year Built:</b> 1980 (Retrofit: 2020)
<b>Grade Level Door(s):</b> 2	<b>Rail:</b> No	<b>Sprinklers:</b> No
<b>Truckwells or Docks:</b> 0	<b>Security:</b> Yes	<b>Signage:</b> None
<b>Exterior Construction:</b> Block/Brick	<b>Interior:</b> N/A	<b>Exterior:</b> N/A
<b>Structural System:</b> Steel	<b>Lighting:</b> Fluorescent/LED	<b>Roof:</b> N/A
<b>Air-Conditioning:</b> Office	<b>Bay Sizes:</b> N/A	<b>Floors:</b> N/A
<b>Heating:</b> Gas Forced Air	<b>Restrooms:</b> Yes	<b>Floor Drains:</b> No
<b>Availability:</b> Immediately	<b>Cranes:</b> No	<b>Acreage:</b> N/A
<b>Power (Amps/Volts):</b> 240 Volts	<b>Parking:</b> Ample	<b>Land Dimensions:</b> N/A

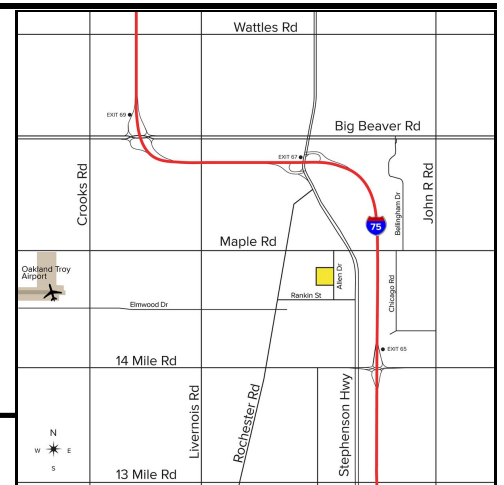
### PRICING INFORMATION

<b>Lease Rate:</b> \$11.25	<b>Mthly Rate:</b> N/A	<b>TD:</b> N/A
<b>Lease Type:</b> Gross	<b>Taxes:</b> \$60,091.38 (2024)	<b>Deposit:</b> N/A
<b>Lease Term:</b> 3-10 Year(s)	<b>Parcel #:</b> 20-35-101-020	<b>Assessor #:</b> N/A
	<b>Imprv Allow:</b> N/A	<b>Options:</b> N/A

**Tenant Responsibility:** N/A

### COMMENTS

Professionally managed complex centrally located near I-75 between 14 Mile and Rochester Road exits. Well appointed office configuration. A variety of uses possible.



**Broker:** SIGNATURE ASSOCIATES

#### Agent(s):

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