



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

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

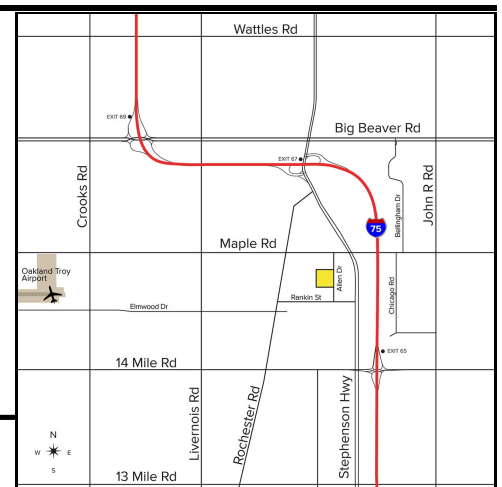
PRICING INFORMATION

Lease Rate:	\$10.95	Mthly Rate:	N/A	TD:	N/A
Lease Type:	Gross	Taxes:	\$60,091.38 (2024)	Deposit:	N/A
Lease Term:	3-10 Year(s)	Parcel #:	20-35-101-020	Assessor #:	N/A
		Imprv Allow:	N/A	Options	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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