



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

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

PROPERTY INFORMATION

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

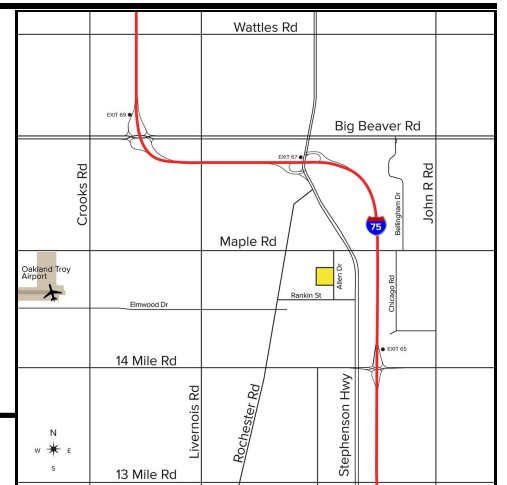
PRICING INFORMATION

Lease Rate: \$11.24	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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