



Industrial For Sale or Lease

Property Name:

Location: 1090 Wheaton Drive

City, State: Troy, MI

Cross Streets: Rochester Road

County: Oakland

Zoning: M-1

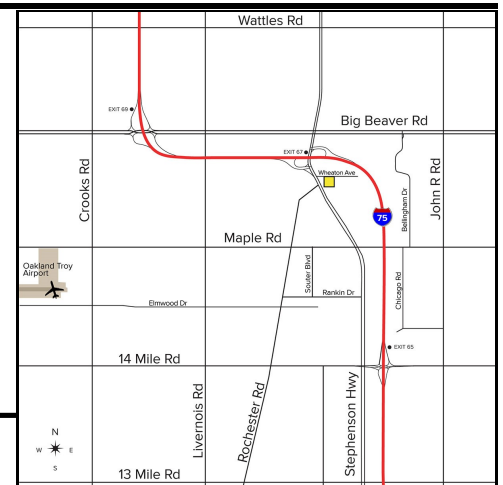
BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	9,275	Available Shop Sq. Ft.:	7,275	Office Dim:	N/A
Available Sq. Ft.:	9,275	Available Office Sq. Ft.:	2,000	Shop Dim:	N/A
PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	1966 (Retrofit: 2009)
Clear Height:	14'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	2: 12 x 12	Security:	Yes	Signage:	Yes
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Masonry	Lighting:	Fluorescent	Roof:	N/A
Structural System:	Steel	Bay Sizes:	N/A	Floors:	N/A
Air-Conditioning:	Office	Restrooms:	Yes	Floor Drains:	None
Heating:	Gas	Cranes:	No	Acreage:	0.550
Availability:	Immediate	Parking:	20	Land Dimensions:	105 x 226
Power (Amps/Volts):	240 Volts, 3-Phase				

PRICING INFORMATION

Lease Rate:	\$12.95	Mthly Rate:	\$1,009.27/mo	Deposit:	1 Month
Lease Type:	NNN	Lease Term:	N/A	TD:	N/A
Sale Price:	\$1,200,000 (\$129.38/sqft)	Taxes:	\$8,674.91 (2024)	Parcel #:	20-26-154-010
Imprv Allow:	N/A	Options:	N/A	Assessor #:	N/A
Tenant Responsibility:	Taxes, Insurance & CAM				

COMMENTS

Rare duplex building for sale or lease in Troy with direct access to I-75. Perfect for a variety of uses and a great user investor property as well. East side is occupied by a MTM tenant.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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