



Industrial For Sale

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.:	9,053	Available Shop Sq. Ft.:	7,053	Office Dim:	N/A
Available Sq. Ft.:	9,053	Available Office Sq. Ft.:	2,000	Shop Dim:	N/A

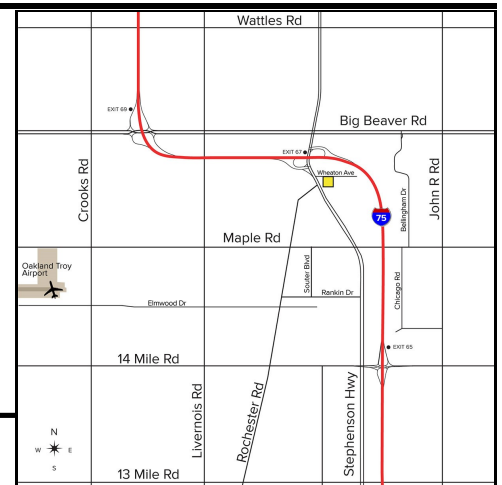
PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	1966 (Retrofit: 2009)
Clear Height:	14'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	2: 12 x 12	Security:	Yes	Signage:	Yes
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Masonry	Lighting:	Fluorescent/LED	Roof:	N/A
Structural System:	Steel	Bay Sizes:	N/A	Floors:	N/A
Air-Conditioning:	See Comments	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

Sale Price:	\$1,150,000 (\$127.03/sqft)	Deposit:	1 Month	TD:	N/A
Taxes:	\$8,918.64 (2025)	Options:	N/A	Assessor #:	N/A
Parcel #:	20-26-154-010				

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. Office and the east side warehouse are air-conditioned.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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