



## Industrial For Sale or Lease

**Property Name:**

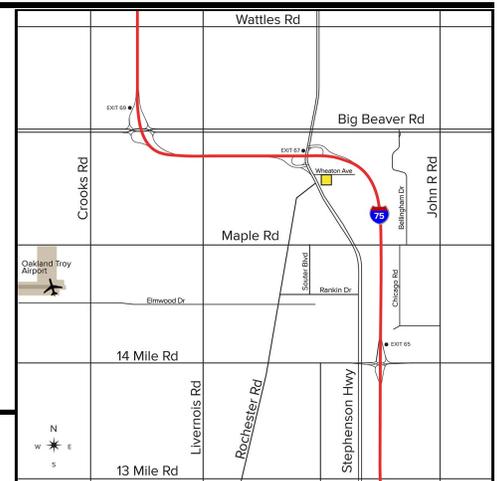
**Location:** 1090 Wheaton Drive  
**City, State:** Troy, MI  
**Cross Streets:** Rochester Road  
**County:** Oakland  
**Zoning:** M-1

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	9,053	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	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
Lease Type:	NNN	Lease Term: N/A
Sale Price:	\$1,150,000	Taxes: \$8,674.91 (2024)
Imprv Allow:	N/A	Options: N/A
Tenant Responsibility:	Taxes, Insurance & CAM	
Deposit:	1 Month	
TD:	N/A	
Parcel #:	20-26-154-010	
Assessor #:	N/A	

### 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):**

Kris Pawlowski, (248) 359-3801, kpawlowski@signatureassociates.com  
 Joe Banyai, (248) 948-0108, jbanyai@signatureassociates.com