



Industrial For Sale or Lease

Property Name: Classic Design
Location: 2400 Stephenson Highway
City, State: Troy, MI
Cross Streets: Rochester Road/I-75
County: Oakland
Zoning: IB, Industrial

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	78,173	Available Shop Sq. Ft.:	68,173	Office Dim:	N/A
Available Sq. Ft.:	78,173	Available Office Sq. Ft.:	10,000	Shop Dim:	N/A

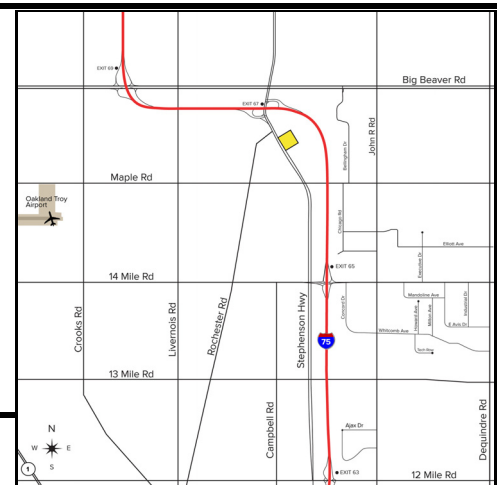
PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1967
Clear Height:	24' - 32'	Rail:	No	Sprinklers:	Yes
Grade Level Door(s):	4: 14 x 16, 12 x 14	Security:	Yes	Signage:	Stephenson Signage
Truckwells or Docks:	2	Interior:	No	Exterior:	Yes
Exterior Construction:	Block/Brick/Stone	Lighting:	T5	Roof:	Flat
Structural System:	Steel/Block	Bay Sizes:	N/A	Floors:	6" - 8"
Air-Conditioning:	Office	Restrooms:	Multiple	Floor Drains:	Yes
Heating:	Radiant/GFA	Cranes:	Yes, See Comments	Acreage:	3.700
Availability:	Immediately	Parking:	180	Land Dimensions:	Irregular
Power (Amps/Volts):	4000 Amps, 480 Volts, 3-Phase				

PRICING INFORMATION

Lease Rate:	\$7.25	Mthly Rate:	\$47,229.52/mo	Deposit:	N/A
Lease Type:	NNN	Lease Term:	5-10 Year(s)	TD:	N/A
Sale Price:	\$6,950,000 (\$88.91/sqft)	Taxes:	\$71,065.28 (2024)	Parcel #:	8-20-26-155-015 / 154-013
Imprv Allow:	N/A	Options:	N/A	Assessor #:	N/A
Tenant Responsibility:	Taxes, insurance, & CAM				

COMMENTS

Direct access to I-75 at the Rochester Road exit. 4000 Amps, 480 Volt power. Perfect for a manufacturing company (former robotics, design, engineering, and assembly plant). Multiple crane bays and bridge cranes: (1) 15T, (1) 10-T, (1) 7.5-T, (1) 50-T, (2) 3-T, (1) 1-T - with 19.72" under hook, heavy power and air lines. Some of the office area can be converted back to warehouse/manufacturing/lab space and some warehouse walls can be opened up.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Kris Pawlowski, (248) 359-3801, kpawlowski@signatureassociates.com
 Dave Miller, (248) 948-4183, dmiller@signatureassociates.com