



Industrial For Sale or Lease

Property Name: Classic Design
Location: 2222 Stephenson Highway
City, State: Troy, MI
Cross Streets: I-75 & Rochester Rd.
County: Oakland
Zoning: IB, Industrial

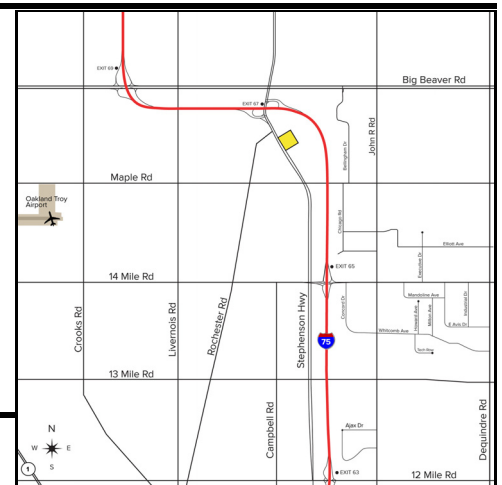
BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	30,210	Available Shop Sq. Ft.:	27,110	Office Dim:	N/A
Available Sq. Ft.:	30,210	Available Office Sq. Ft.:	3,100	Shop Dim:	N/A

PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1967
Clear Height:	14'7"	Rail:	No	Sprinklers:	Yes
Grade Level Door(s):	2: 10 x 10, 12 x 14	Security:	Yes	Signage:	Yes, Main Road
Truckwells or Docks:	3	Interior:	No	Exterior:	Yes
Exterior Construction:	Block/Brick	Lighting:	LED	Roof:	2022
Structural System:	Steel	Bay Sizes:	N/A	Floors:	N/A
Air-Conditioning:	Office	Restrooms:	Yes	Floor Drains:	No
Heating:	GFA	Cranes:	No	Acreage:	1.810
Availability:	January 2026	Parking:	28, + Yard	Land Dimensions:	Irregular
Power (Amps/Volts):	2000 Amps, 480 Volts, 3-Phase				

PRICING INFORMATION					
Lease Rate:	\$7.95	Mthly Rate:	\$20,014.13/mo	Deposit:	N/A
Lease Type:	NNN	Lease Term:	5-10 Year(s)	TD:	N/A
Sale Price:	\$2,875,000 (\$95.17/sqft)	Taxes:	\$37,888.48 (2024)	Parcel #:	20-26-326-018
Imprv Allow:	N/A	Options:	N/A	Assessor #:	N/A
Tenant Responsibility:	Taxes, insurance, & CAM				

COMMENTS

Direct access to I-75 at Rochester Road ramp. Great manufacturing building with 3 exterior truckwells and a fenced yard. Stephenson Highway frontage. Building was recently refurbished.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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