

**Asking Price:****\$12.95PSF GROSS***

FOR SUBLEASE

Flex Space Available

1391 Wheaton Drive, Troy, Michigan**Property Highlights**

- 5,946 SF Available Sublease Opportunity for Immediate Occupancy
- 3,500 SF at 18.5' Clear Height Accommodates Flexible Industrial Uses
- Light Industrial Zoning Supports a Variety of Operational Needs
- Two (2) Drive-In Doors (10' W x 12' H) for Efficient Loading and Access
- Heavy Power Capability: 200A / 480V / 3-Phase Service
- Furniture Could Be Made Available

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5,946 SF FLEX SPACE SUBLEASE

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Building Specifications

Highlights

- 5,946 SF Flex Space
- 3,500 SF at a Clear Height of 18.5'
- Zoned Light Industrial
- Two (2) Drive Ins (10' W x 12' H)
- 200a/480v 3p Power

Lease Rate: \$12.95 Gross*

Gross SF: 5,946

Year Built: 1987

Construction: Masonry

Floors: 1

Ceiling Height: 18.5'

Drive Ins: Two (2)
(10' W x 12' H)

Power: 200a/480v 3p Power

Sprinklers: Yes – Wet

Total Parking: Surface - 27

Parcel Id: 20-26-176-013

Acreage: 1.5



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Exterior Photos



5,946 SF FLEX SPACE SUBLEASE

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Interior Photos



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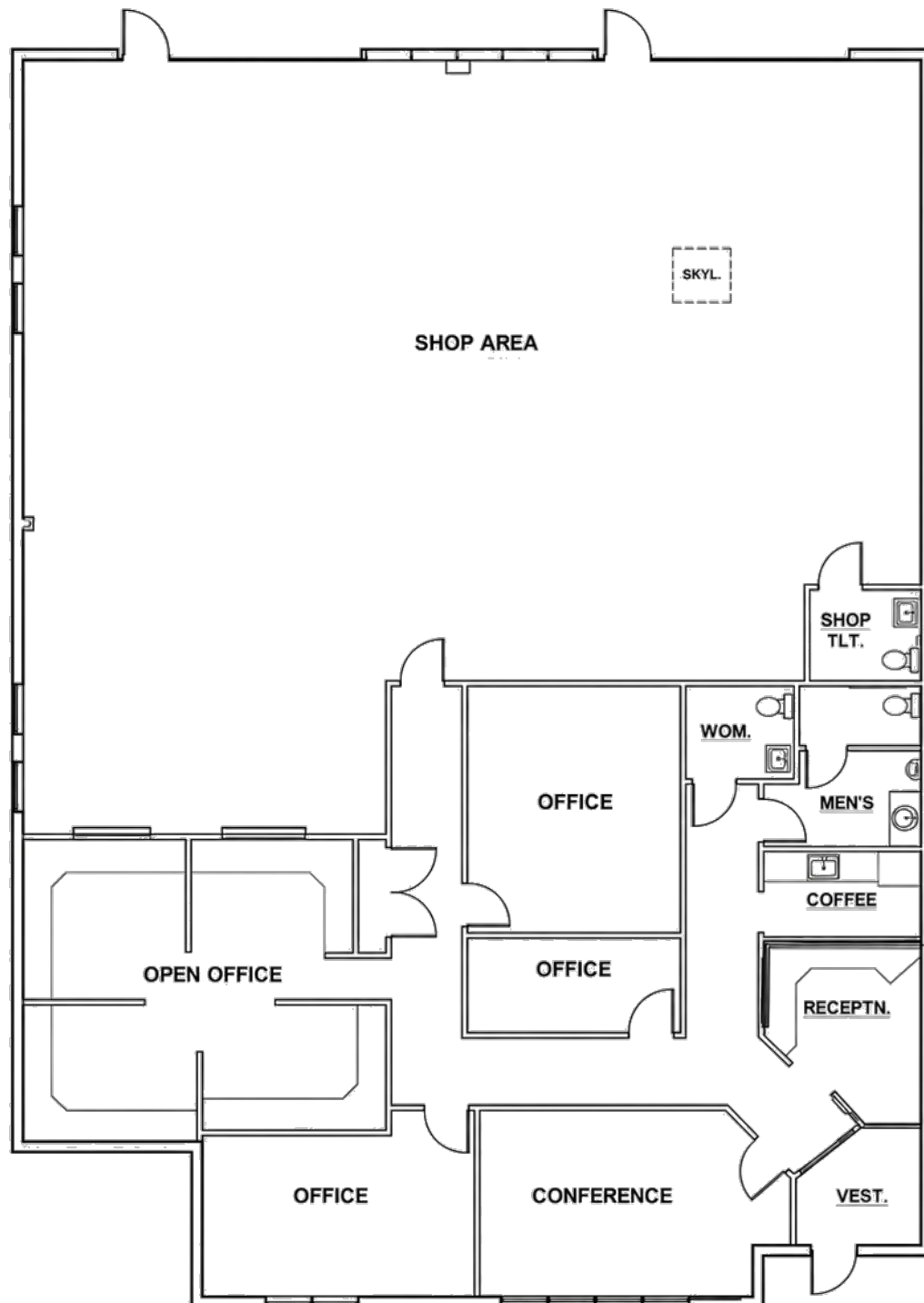
Interior Photos



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Floor Plan



As-built Floor Plan

SCALE: 1/8" = 1'-0"

12/23/17

0 5' 10' 20'



GRAPHIC SCALE

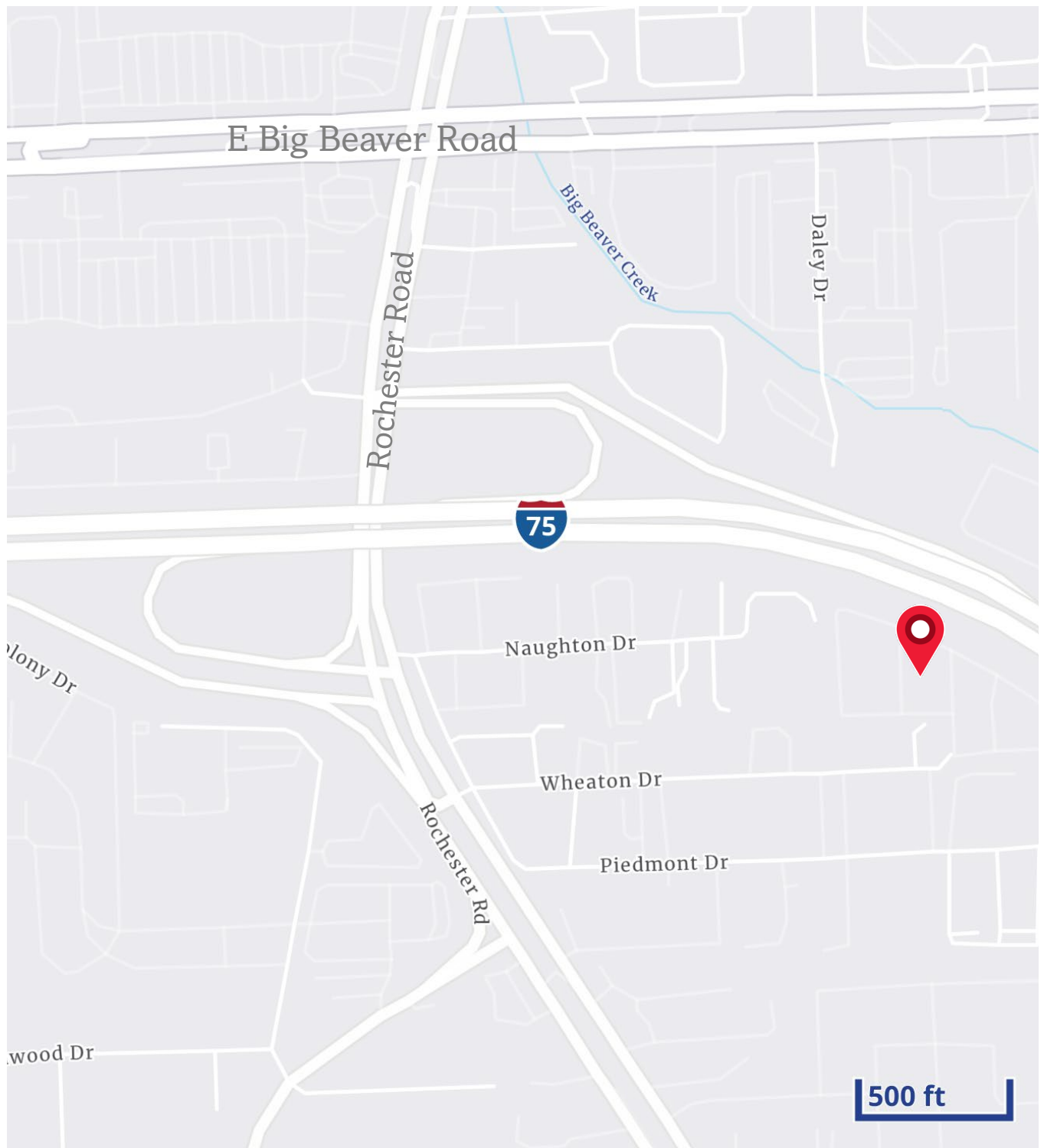
PLAN FOR:

1391 Wheaton, Suites 100 & 150
I-75 Tech Park, Troy Michigan

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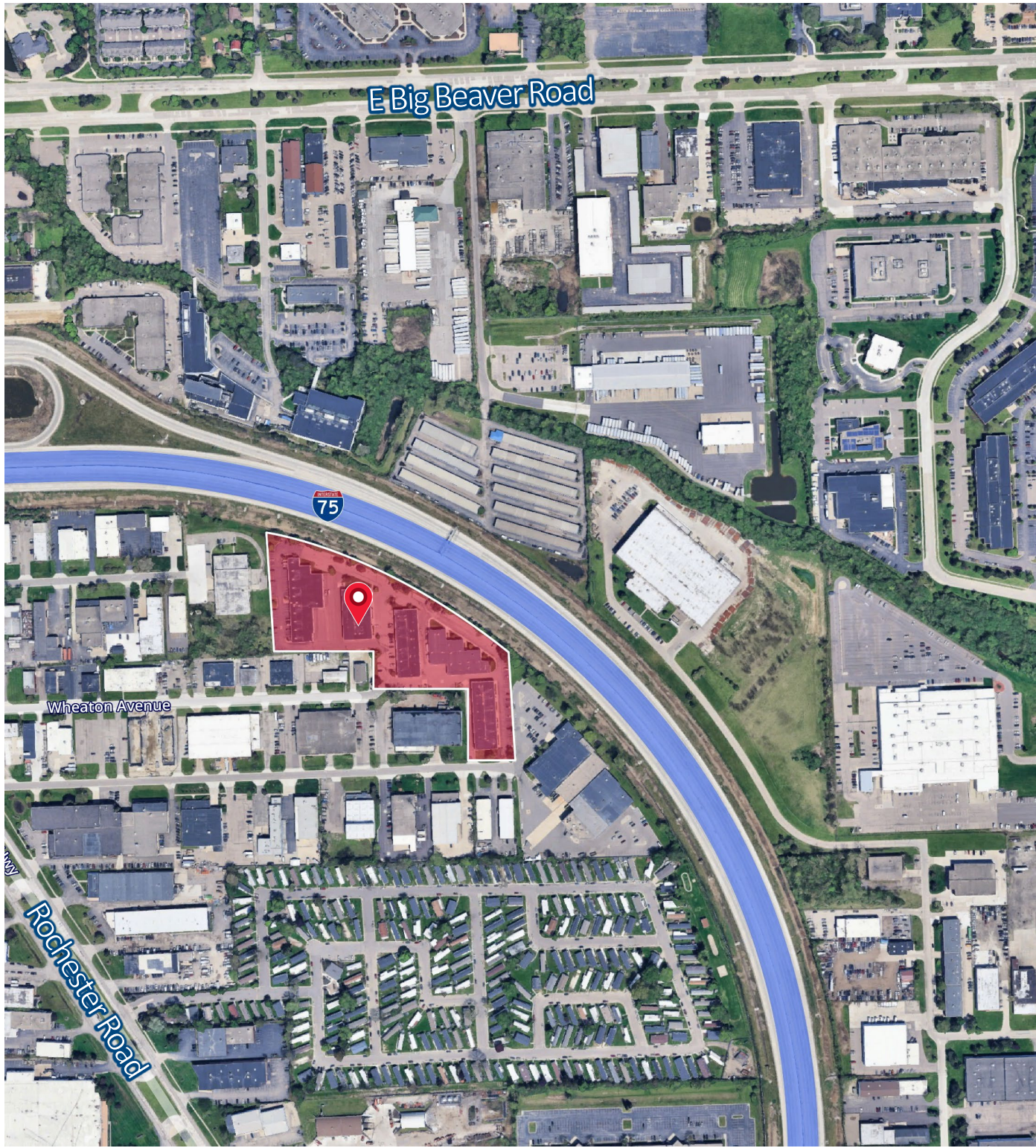
Location Map



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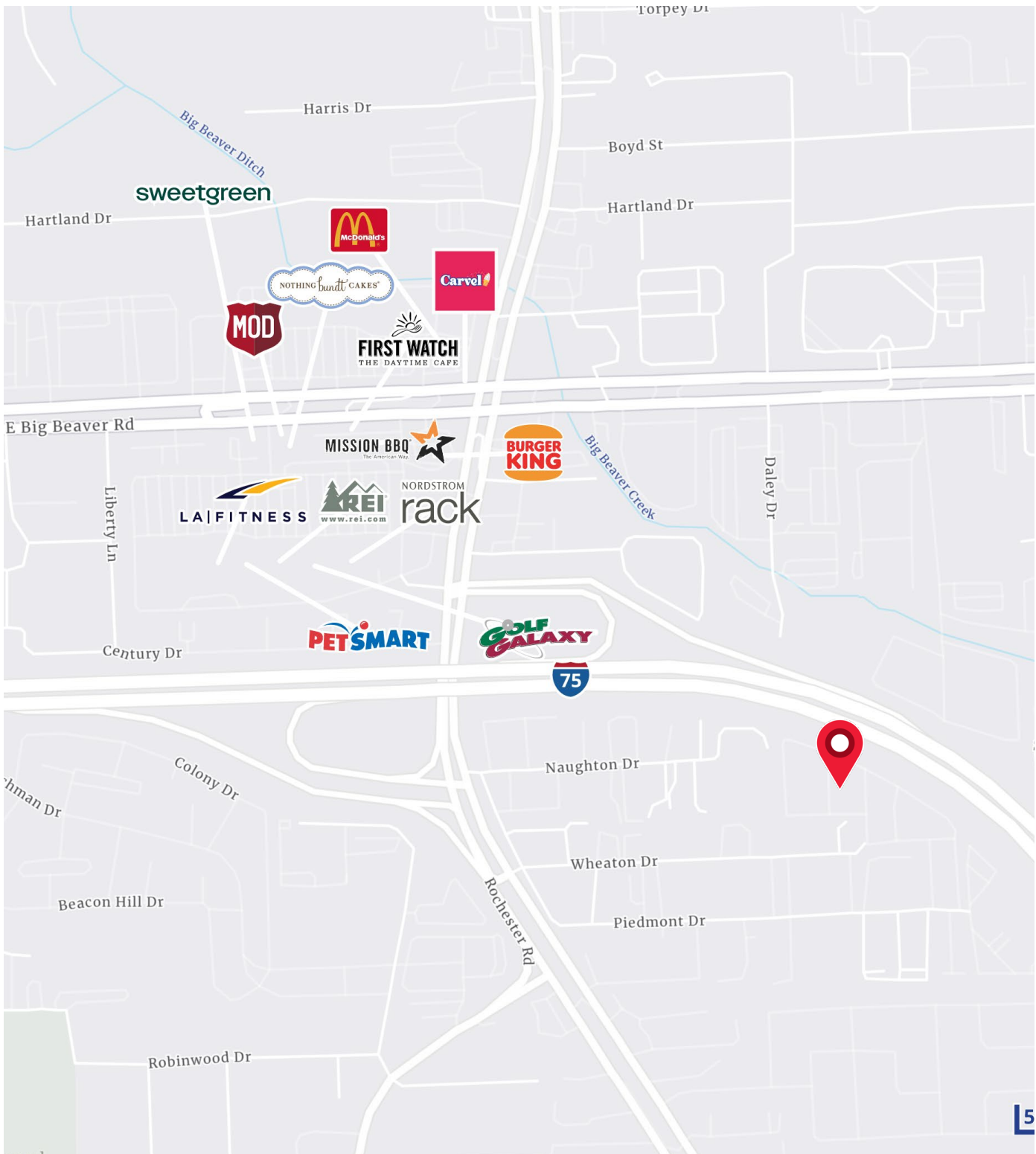
Property Aerial



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Merchant Map



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*We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it.
All information should be verified prior to purchase and/or lease.*