



Industrial For Sale or Lease

Property Name:

Location: 1872 Ring Drive
City, State: Troy, MI
Cross Streets: Maple Road & John R Road
County: Oakland
Zoning: Lt. Industrial

BUILDING SIZE / AVAILABILITY

Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	21,450	Available Shop Sq. Ft.:	18,450
Available Sq. Ft.:	21,450	Available Office Sq. Ft.:	3,000
		Office Dim:	N/A
		Shop Dim:	N/A

PROPERTY INFORMATION

Freestanding:	Yes	Year Built:	1980
Clear Height:	20'	Rail:	No
Grade Level Door(s):	1: 12 x 14	Security:	Yes
Truckwells or Docks:	2	Interior:	No
Exterior Construction:	Concrete	Lighting:	Metal Halide
Structural System:	Steel	Bay Sizes:	60x40
Air-Conditioning:	HVAC	Restrooms:	Yes
Heating:	Co-Ray Vac	Cranes:	Yes, See Comments
Availability:	Immediately	Parking:	30
Power (Amps/Volts):	1000 Amps, 480 Volts	Roof:	Rubber
		Floors:	Concrete
		Floor Drains:	Yes
		Acreage:	1.500
		Land Dimensions:	N/A

PRICING INFORMATION

Lease Rate:	\$8.50	Mthly Rate:	\$15,193.00/mo	Deposit:	2 Months
Lease Type:	NNN	Lease Term:	5-10 Year(s)	TD:	N/A
Sale Price:	\$2,575,000 (\$120.05/sqft)	Taxes:	TBD	Parcel #:	20-35-226-100
Imprv Allow:	N/A	Options:	N/A	Assessor #:	N/A
Tenant Responsibility:	N/A				

COMMENTS

Very clean manufacturing building with cranes and two interior truckwells. 2-story office. (1) 5-ton bridge crane and (1) 2.5-ton bridge crane. 1000 amps of power with buss duct and air lines.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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