



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

Total Building Sq. Ft.: 21,450

Available Sq. Ft.: 21,450

Building Type:

Built

Available Shop Sq. Ft.: 18,450

Available Office Sq. Ft.: 3,000

Mezzanine: N/A

Office Dim: N/A

Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 20'

Grade Level Door(s): 1: 12 x 14

Truckwells or Docks: 2

Exterior Construction: Concrete

Structural System: Steel

Air-Conditioning: HVAC

Heating: Co-Ray Vac

Availability: Immediately

Power (Amps/Volts): 1000 Amps, 480 Volts

Freestanding: Yes

Rail: No

Security: Yes

Interior: No

Lighting: Metal Halide

Bay Sizes: 60x40

Restrooms: Yes

Cranes: Yes, See Comments

Parking: 30

Year Built: 1980

Sprinklers: Yes

Signage: Yes

Exterior: No

Roof: Rubber

Floors: Concrete

Floor Drains: Yes

Acreage: 1.500

Land Dimensions: N/A

PRICING INFORMATION

Lease Rate: \$8.50

Lease Type: NNN

Sale Price: \$2,575,000 (\$120.05/sqft)

Imprv Allow: N/A

Mthly Rate: \$15,193.00/mo

Lease Term: 5-10 Year(s)

Taxes: TBD

Options: N/A

Deposit: 2 Months

TD: N/A

Parcel #: 20-35-226-100

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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