



Industrial For Sublease

Property Name:

Location: 1409 Allen Drive, Unit: A

City, State: Troy, MI

Cross Streets: Stephenson Highway & Maple Road

County: Oakland

Zoning: Lt. Industrial

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	40,000	Available Shop Sq. Ft.:	1,200	Office Dim:	N/A
Available Sq. Ft.:	4,000	Available Office Sq. Ft.:	2,800	Shop Dim:	N/A

PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	1978
Clear Height:	16'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	1: 12 x 14	Security:	Yes	Signage:	Yes
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Block/Brick	Lighting:	LED	Roof:	N/A
Structural System:	Steel	Bay Sizes:	N/A	Floors:	N/A
Air-Conditioning:	Yes	Restrooms:	2	Floor Drains:	No
Heating:	N/A	Cranes:	No	Acreage:	3.790
Availability:	Immediately	Parking:	Ample	Land Dimensions:	N/A
Power (Amps/Volts):	400 Amps, 240 Volts				

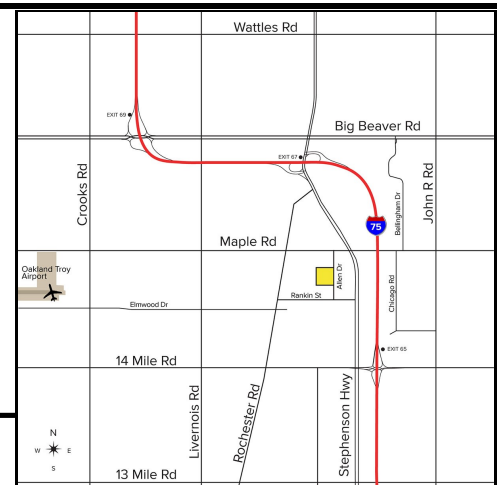
PRICING INFORMATION

Lease Rate:	\$8.19	Mthly Rate:	\$2,730.00/mo	TD:	N/A
Lease Type:	NNN	Taxes:	\$25,949.53 (2024)	Deposit:	1 Month
Lease Term:	-	Parcel #:	20-35-101-028	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: Taxes, Insurance, CAM

COMMENTS

Air lines throughout shop area. Fully air conditioned building. Key pad entry to building. Located in close proximity to I-75. Original lease expires on November 30, 2026.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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