



Industrial For Lease

Property Name: Troy Tech Commons
Location: 1197 Rochester Road, Unit: H
City, State: Troy, MI
Cross Streets: South of Maple Road
County: Oakland
Zoning: IB

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	29,000	Available Shop Sq. Ft.:	3,000	Office Dim:	N/A
Available Sq. Ft.:	3,800	Available Office Sq. Ft.:	800	Shop Dim:	N/A

PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	1986
Clear Height:	14'	Rail:	No	Sprinklers:	Yes
Grade Level Door(s):	1: 12 x 12	Security:	Yes	Signage:	Yes
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Block	Lighting:	LED	Roof:	N/A
Structural System:	Steel	Bay Sizes:	N/A	Floors:	N/A
Air-Conditioning:	Yes	Restrooms:	Yes	Floor Drains:	Varies by Unit
Heating:	Gas Forced Air	Cranes:	No	Acreage:	4.186
Availability:	Immediately	Parking:	Ample/Shared	Land Dimensions:	Irregular
Power (Amps/Volts):	200 Amps, 240 Volts				

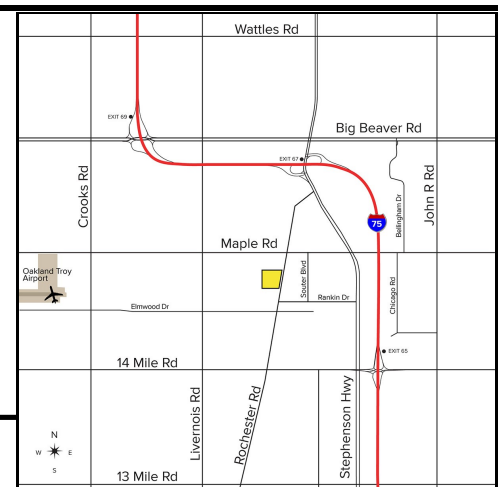
PRICING INFORMATION

Lease Rate:	\$14.25	Mthly Rate:	N/A	TD:	N/A
Lease Type:	Gross	Taxes:	N/A	Deposit:	2 Months
Lease Term:	3-5 Year(s)	Parcel #:	20-34-201-067	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: N/A

COMMENTS

Building completely renovated in 2023 with upgraded fixtures and landscape! For an additional cost, there is an adjacent 1 acre lot for lease by space, or for a building build-to-suit for lease.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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