



Hi-Tech For Sublease

Property Name:

Location: 164 Indusco Court
City, State: Troy, MI
Cross Streets: 14 Mile Road & Dequindre Road
County: Oakland
Zoning: M-1

BUILDING SIZE / AVAILABILITY

Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	136,460	Available Shop Sq. Ft.:	100,460
Available Sq. Ft.:	136,460	Available Office Sq. Ft.:	36,000
		Office Dim:	N/A
		Shop Dim:	N/A

PROPERTY INFORMATION

Multi-Tenant:	Yes	Year Built:	1968 (Retrofit: 2018)
Clear Height:	12' - 26'	Rail:	No
Grade Level Door(s):	3: 12 x 14	Security:	Yes
Truckwells or Docks:	8	Interior:	No
Exterior Construction:	Masonry/Glass	Lighting:	Halide
Structural System:	Steel	Bay Sizes:	N/A
Air-Conditioning:	HVAC	Restrooms:	Yes
Heating:	HVAC	Cranes:	No
Availability:	Immediately	Parking:	250
Power (Amps/Volts):	480 Volts, Phase 3, Primary power/Buss-Duct	Roof:	Flat
		Floors:	6" Concrete
		Floor Drains:	No
		Acreage:	8.490
		Land Dimensions:	N/A

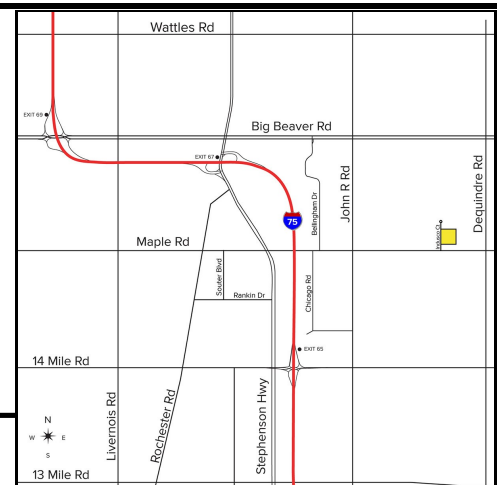
PRICING INFORMATION

Lease Rate:	\$8.95	Mthly Rate:	N/A	TD:	N/A
Lease Type:	NNN	Taxes:	\$208,926.03 (2025)	Deposit:	N/A
Lease Term:	-	Parcel #:	88-20-36-476-056	Assessor #:	N/A
		Imprv Allow:	N/A	Options:	N/A

Tenant Responsibility: N/A

COMMENTS

Multiple truckwells and overhead doors, parking area is fenced and secure for truck parking and staging area, easy access to I-75/I-696, fully air-conditioned, 8.49 acres with fire suppression. Warehouse racking can be removed or left.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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