

Hi-Tech For Lease

Property Name:	Troy Commerce Center
Location:	1100-1174 Owendale Street, Unit: J
City, State:	Troy, MI
Cross Streets:	Big Beaver/Rochester Road
County:	Oakland
Zoning:	Lt. Industrial

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	42,450	**Building Type:**	Built	**Mezzanine:**	N/A
Available Sq. Ft.:	4,000	**Available Shop Sq. Ft.:**	2,500	**Office Dim:**	N/A
		Available Office Sq. Ft.:	1,500	**Shop Dim:**	N/A

PROPERTY INFORMATION

Clear Height:	16'	**Multi-Tenant:**	Yes	**Year Built:**	1974 (Retrofit: 1998)
Grade Level Door(s):	0	**Rail:**	No	**Sprinklers:**	No
Truckwells or Docks:	1	**Security:**	Yes	**Signage:**	Yes
Exterior Construction:	Block/Brick	**Interior:**	No	**Exterior:**	Yes
Structural System:	Steel	**Lighting:**	Fluor./M. Hal.	**Roof:**	N/A
Air-Conditioning:	Office/GFA	**Bay Sizes:**	N/A	**Floors:**	N/A
Heating:	GFA	**Restrooms:**	Yes	**Floor Drains:**	Yes
Availability:	Immediately	**Cranes:**	No	**Acreage:**	3.000
Power (Amps/Volts):	200 Amps, 240 Volts, 3-Phase	**Parking:**	Ample	**Land Dimensions:**	Irregular

PRICING INFORMATION

Lease Rate:	$8.50	**Mthly Rate:**	N/A	**TD:**	N/A
Lease Type:	NNN	**Taxes:**	$0.66/sf	**Deposit:**	2 Months
Lease Term:	3-5 Year(s)	**Parcel #:**	20-26-103-015	**Assessor #:**	N/A
		Imprv Allow:	N/A	**Options**	N/A

Tenant Responsibility: NNN Expenses: $2.50/sf

COMMENTS

Campus style setting with excellent access to I-75 at Rochester Road. Some units have docks and others overhead doors.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):

Kris Pawlowski, (248) 359-3801, kpawlowski@signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.