



Hi-Tech For Lease

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

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	42,450	Available Shop Sq. Ft.:	1,287 - 6,587	Office Dim:	N/A
Available Sq. Ft.:	3,600 - 11,600	Available Office Sq. Ft.:	1,200 - 5,013	Shop Dim:	N/A

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

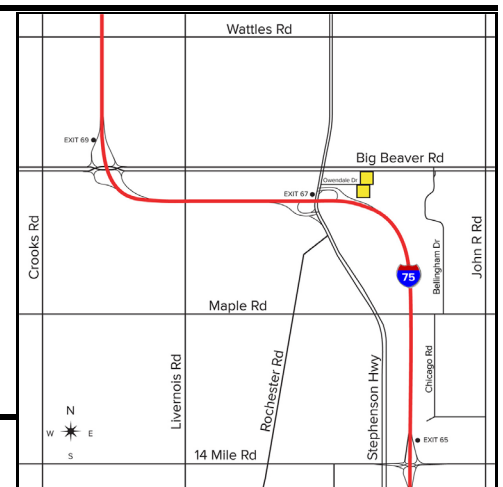
PRICING INFORMATION

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):

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