



## 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

<b>Total Building Sq. Ft.:</b> 42,450	<b>Building Type:</b> Built	<b>Mezzanine:</b> N/A
<b>Available Sq. Ft.:</b> 4,000 - 8,000	<b>Available Shop Sq. Ft.:</b> 2,500 - 5,300	<b>Office Dim:</b> N/A
	<b>Available Office Sq. Ft.:</b> 1,200 - 2,700	<b>Shop Dim:</b> N/A

### PROPERTY INFORMATION

<b>Clear Height:</b> 16'	<b>Multi-Tenant:</b> Yes	<b>Year Built:</b> 1974 (Retrofit: 1998)
<b>Grade Level Door(s):</b> 0	<b>Rail:</b> No	<b>Sprinklers:</b> No
<b>Truckwells or Docks:</b> 2	<b>Security:</b> Yes	<b>Signage:</b> Yes
<b>Exterior Construction:</b> Block/Brick	<b>Interior:</b> No	<b>Exterior:</b> Yes
<b>Structural System:</b> Steel	<b>Lighting:</b> Fluor./M. Hal.	<b>Roof:</b> N/A
<b>Air-Conditioning:</b> Office/GFA	<b>Bay Sizes:</b> N/A	<b>Floors:</b> N/A
<b>Heating:</b> GFA	<b>Restrooms:</b> Yes	<b>Floor Drains:</b> Yes
<b>Availability:</b> Immediately	<b>Cranes:</b> No	<b>Acreage:</b> 3.000
<b>Power (Amps/Volts):</b> 200 Amps, 240 Volts, 3-Phase	<b>Parking:</b> Ample	<b>Land Dimensions:</b> Irregular

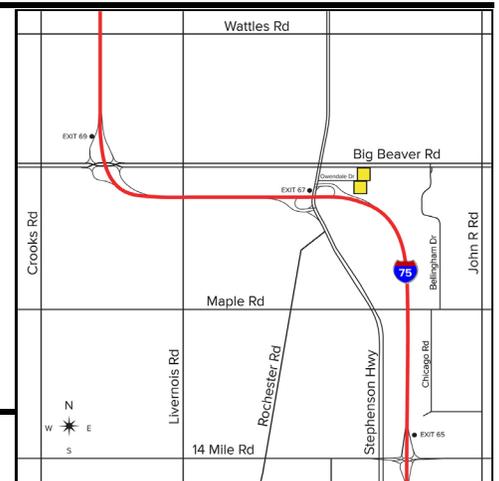
### PRICING INFORMATION

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