



Industrial For Sale

Property Name:

Location: 2071 Stephenson Highway

City, State: Troy, MI

Cross Streets: S. of I-75

County: Oakland

Zoning: IB

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	7,216	Available Shop Sq. Ft.:	5,092	Office Dim:	20 x 51
Available Sq. Ft.:	7,216	Available Office Sq. Ft.:	2,124	Shop Dim:	51 x 99

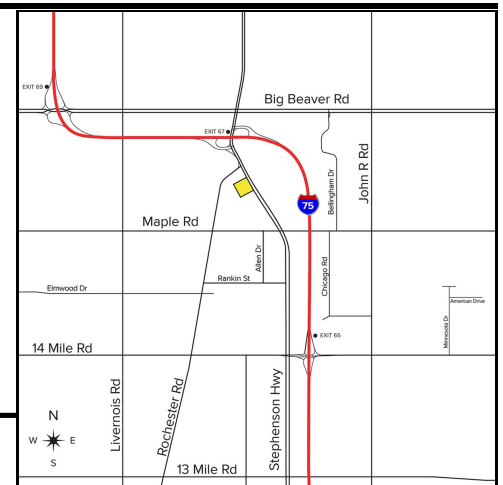
PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	1964 (Retrofit: 1970)
Clear Height:	14'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	1: 10 x 12	Security:	Yes	Signage:	N/A
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Block	Lighting:	LED	Roof:	N/A
Structural System:	N/A	Bay Sizes:	Clear Span	Floors:	6"
Air-Conditioning:	Office	Restrooms:	Yes	Floor Drains:	Yes
Heating:	Gas Unit	Cranes:	No	Acreage:	0.560
Availability:	120 Days	Parking:	22, Shared Drive	Land Dimensions:	Irregular
Power (Amps/Volts):	1200 Amps, 240 Volts				

PRICING INFORMATION

Sale Price:	\$1,100,000 (\$152.44/sqft)	Deposit:	N/A	TD:	N/A
Taxes:	\$10,335.99 (2025)	Options:	N/A	Assessor #:	N/A
Parcel #:	20-27-433-009				

COMMENTS

Excellent main road exposure. Just south of I-75 on ramp. Natural Light in shop through band of high windows. Whole building is a Generac backup generator.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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