



Industrial For Sale

Property Name:

Location: 1955 Stephenson Highway

City, State: Troy, MI

Cross Streets: Maple Road

County: Oakland

Zoning: IB

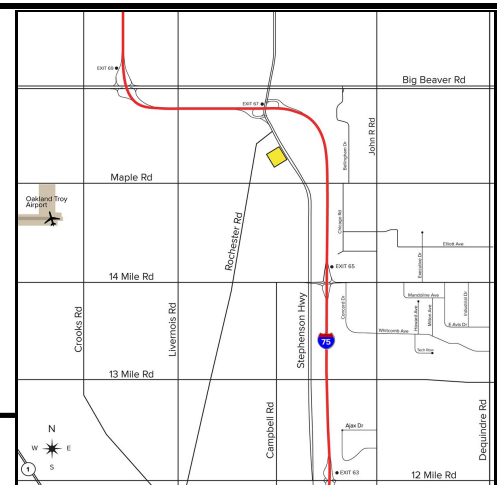
BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	181,330	Available Shop Sq. Ft.:	175,730	Office Dim:	N/A
Available Sq. Ft.:	181,330	Available Office Sq. Ft.:	5,600	Shop Dim:	N/A

PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1977
Clear Height:	14' - 20'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	10: 10 x 10, 12 x 14	Security:	No	Signage:	Main Road
Truckwells or Docks:	4	Interior:	Yes	Exterior:	Yes
Exterior Construction:	Block/Brick	Lighting:	LED	Roof:	N/A
Structural System:	Steel	Bay Sizes:	N/A	Floors:	N/A
Air-Conditioning:	Office	Restrooms:	Yes	Floor Drains:	No
Heating:	Gas Forced Air	Cranes:	Yes, (1) 15-T, (1) 7.5-T	Acreage:	10.700
Availability:	12/31/2026	Parking:	250	Land Dimensions:	Irregular
Power (Amps/Volts):	2000 Amps				

PRICING INFORMATION					
Sale Price:	\$13,950,000 (\$76.93/sqft)	Deposit:	N/A	TD:	N/A
Taxes:	\$146,450.22 (2025)	Options:	N/A	Assessor #:	N/A
Parcel #:	20-26-351-018				

COMMENTS

Prime 181,330 sq. ft. building on 10.7 acres for sale in Troy. Just off I-75. Perfect for manufacturing, assembly and distribution.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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