



## Industrial For Sale or Lease

**Property Name:**  
**Location:** 1866 Woodslee Drive  
**City, State:** Troy, MI  
**Cross Streets:** John R Road/Maple Road  
**County:** Oakland  
**Zoning:** IB

### BUILDING SIZE / AVAILABILITY

<b>Building Type:</b>	Built	<b>Mezzanine:</b>	1,000
<b>Total Building Sq. Ft.:</b>	10,010	<b>Available Shop Sq. Ft.:</b>	5,010
<b>Available Sq. Ft.:</b>	10,010	<b>Available Office Sq. Ft.:</b>	5,000
		<b>Office Dim:</b>	N/A
		<b>Shop Dim:</b>	N/A

### PROPERTY INFORMATION

<b>Freestanding:</b>	Yes	<b>Year Built:</b>	1997
<b>Clear Height:</b>	16'	<b>Rail:</b>	No
<b>Grade Level Door(s):</b>	1: 12 x 14	<b>Security:</b>	Yes
<b>Truckwells or Docks:</b>	0	<b>Interior:</b>	N/A
<b>Exterior Construction:</b>	Masonry	<b>Lighting:</b>	T-5
<b>Structural System:</b>	Block/Steel	<b>Bay Sizes:</b>	Clear Span
<b>Air-Conditioning:</b>	Office	<b>Restrooms:</b>	2 Sets
<b>Heating:</b>	GFA/Radiant	<b>Cranes:</b>	No
<b>Availability:</b>	Immediately	<b>Parking:</b>	30+/-
<b>Power (Amps/Volts):</b>	600 Amps, 240/480 Volts	<b>Roof:</b>	N/A
		<b>Floors:</b>	N/A
		<b>Floor Drains:</b>	No
		<b>Acreage:</b>	0.730
		<b>Land Dimensions:</b>	N/A

### PRICING INFORMATION

<b>Lease Rate:</b>	\$9.95	<b>Mthly Rate:</b>	\$8,299.96/mo	<b>Deposit:</b>	N/A
<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	N/A	<b>TD:</b>	N/A
<b>Sale Price:</b>	\$1,300,000 (\$129.87/sqft)	<b>Taxes:</b>	\$17,396.20 (2025)	<b>Parcel #:</b>	20-26-476-038
<b>Imprv Allow:</b>	N/A	<b>Options:</b>	N/A	<b>Assessor #:</b>	N/A
<b>Tenant Responsibility:</b>	N/A				

### COMMENTS

Rare small corporate image building in the heart of the I-75 corridor. Clear span shop, concrete parking lot, and additional mezzanine for storage.



**Broker:** SIGNATURE ASSOCIATES

#### Agent(s):

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