



**SIGNATURE
ASSOCIATES**
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Industrial For Sublease

Property Name:

Location: 2291 Elliott Avenue

City, State: Troy, MI

Cross Streets: 14 Mile & John R

County: Oakland

Zoning: M-1

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	12,200	Available Shop Sq. Ft.:	10,400	Office Dim:	Irregular
Available Sq. Ft.:	12,200	Available Office Sq. Ft.:	1,800	Shop Dim:	N/A
PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1976
Clear Height:	16'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	1: 10 x 14	Security:	Yes	Signage:	N/A
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Block/Brick	Lighting:	LED	Roof:	Flat Rubber
Structural System:	Steel	Bay Sizes:	40 x 40	Floors:	N/A
Air-Conditioning:	Forced Air	Restrooms:	2 M/F + Shop	Floor Drains:	No
Heating:	Unit Blower	Cranes:	Yes, 3-Ton	Acreage:	1.060
Availability:	Immediately	Parking:	29	Land Dimensions:	N/A
Power (Amps/Volts):	600 Amps, 208/240 Volts, 3-Phase				

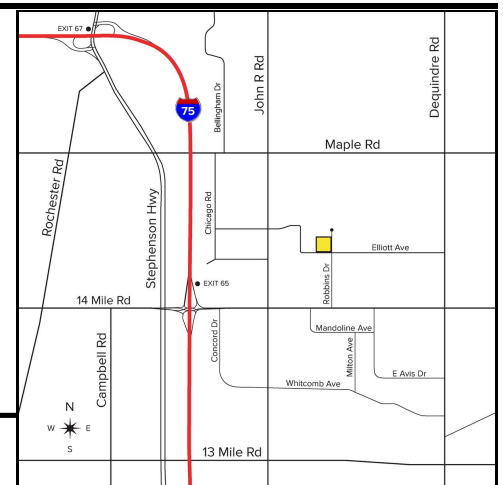
PRICING INFORMATION

Lease Rate:	\$6.75	Mthly Rate:	N/A	TD:	N/A
Lease Type:	NNN	Taxes:	N/A	Deposit:	N/A
Lease Term:	N/A	Parcel #:	20-36-302-013	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: N/A

COMMENTS

Heavy power-manufacturing or warehouse building near I-75 / 14 Mile / John R. Modern open office. Sublease through April 30, 2028. Ample / wide loading area.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Grant Bruce, (248) 948-4188, gbruce@signatureassociates.com

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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.