



FOR SALE OR LEASE

980 Chicago Road Troy, MI

Industrial Space Available

Property Highlights

- 14,280 SF on 1.09 Acres
- ±50% Office (As Built) With Potential to Reduce to 2,300 SF (Box-on-Box)
- 17' Clear Ceiling Height
- Two (2) 12' x 14' Grade Level Doors
- Fully Air Conditioned
- Zoned IB (Integrated Industrial Business District)
- Corner Lot / Drive Around Capability
- Quick Access to I-75 via 14 Mile Road/Rochester Road
- Excellent Owner / User Opportunity

CONTACT US

Ryan D. Brittain, SIOR, CCIM
248 226 1810
ryan.brittain@colliers.com

Peter J. Kopic, SIOR
248 226 1842
peter.j.kopic@colliers.com

Peter E. Kopic
248 226 1840
peter.kopic@colliers.com

Colliers Detroit
400 W 4th Street, Suite 350
Royal Oak, MI 48067
colliers.com/detroit



Building Specifications



Highlights

- Excellent Owner/User Opportunity
- Corner Lot – Drive Around Capability
- Quick Access to I-75 via 14 Mile Road/Rochester Road
- Integrated Industrial Business District Zoning (IB)

Gross SF:	14,280
Office SF:	±50% (As Built)
Warehouse SF:	7,000
Year Built:	1985
Construction:	Brick/Block
Clear Ceiling Height:	17'
Grade Level Doors:	Two (2) 12' x 14'
Bay Size:	50'

Financials

Sale Price Inquire With Broker

Lease Rate Inquire With Broker

Annual Property Taxes:

2025 Summer \$13,532.32

2025 Winter \$578.24

Property Taxes PSF: \$0.99

Power: Heavy – 480V

HVAC: Fully Air Conditioned

Sprinklers: No

Zoning: Integrated Industrial Business District (IB)

Parking: 27 Spaces

Parcel ID: 88-20-35-226-043

Acreage: 1.09 Acres

Crossroads: Chicago Road / Technology Drive

INDUSTRIAL FOR SALE OR LEASE

Colliers

Exterior Photos



Interior Photos

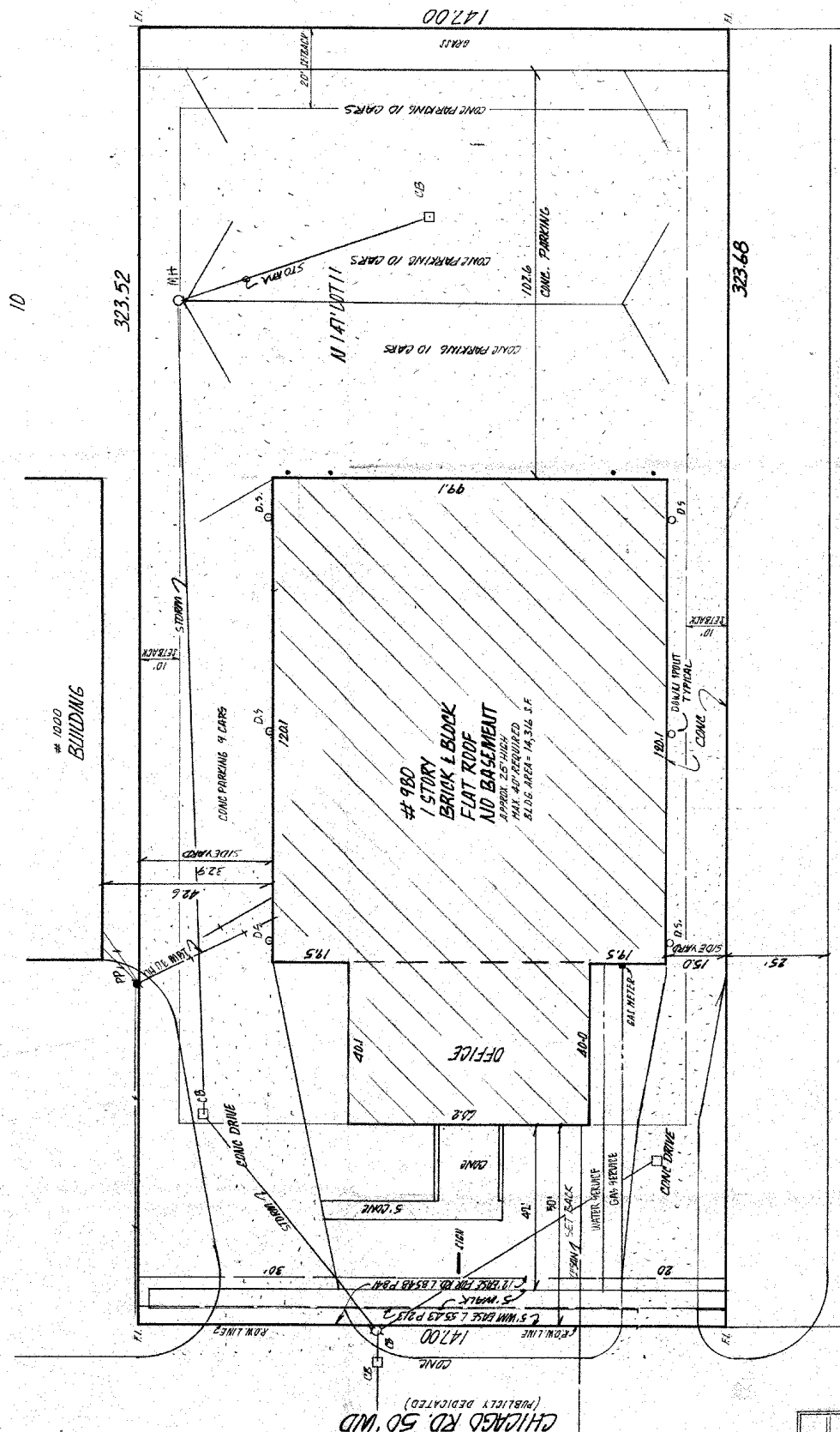


Interior Photos



[illegible]

Survey



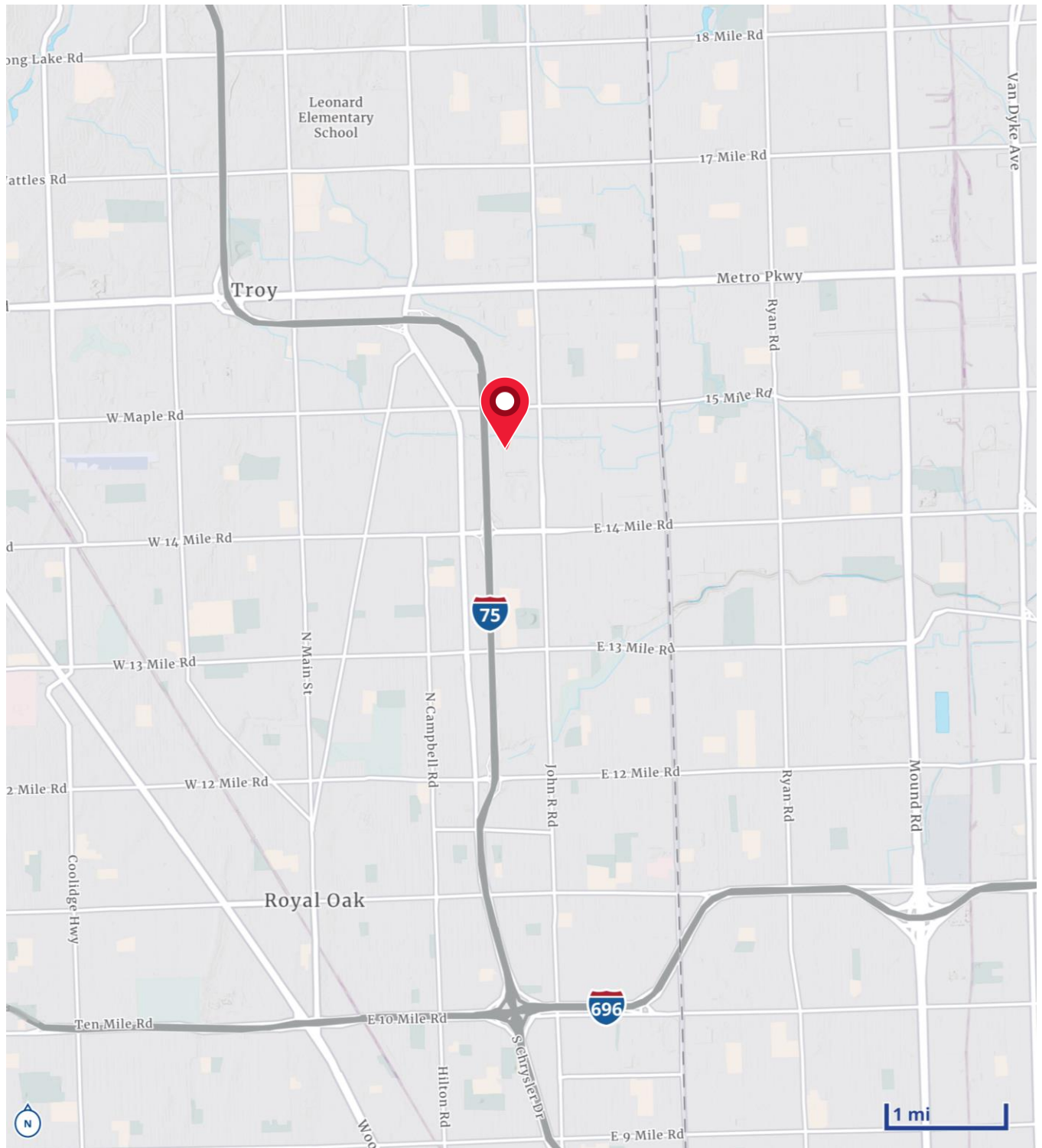
INDUSTRIAL FOR SALE OR LEASE

Colliers

Property Aerial



Location Map



Ryan D. Brittain, SIOR, CCIM
248 226 1810
ryan.brittain@colliers.com

Peter J. Kepic, SIOR
248 226 1842
peter.j.kepic@colliers.com

Peter E. Kepic
248 226 1840
peter.kepic@colliers.com