



## Industrial For Sale or Lease

**Property Name:** SDCI Duplicating  
**Location:** 358 Robbins Drive  
**City, State:** Troy, MI  
**Cross Streets:** John R Road  
**County:** Oakland  
**Zoning:** IB, Integrated Business

### BUILDING SIZE / AVAILABILITY

<b>Building Type:</b>	Built	<b>Mezzanine:</b>	N/A
<b>Total Building Sq. Ft.:</b>	9,600	<b>Available Shop Sq. Ft.:</b>	6,312
<b>Available Sq. Ft.:</b>	9,600	<b>Available Office Sq. Ft.:</b>	3,288
		<b>Office Dim:</b>	N/A
		<b>Shop Dim:</b>	N/A

### PROPERTY INFORMATION

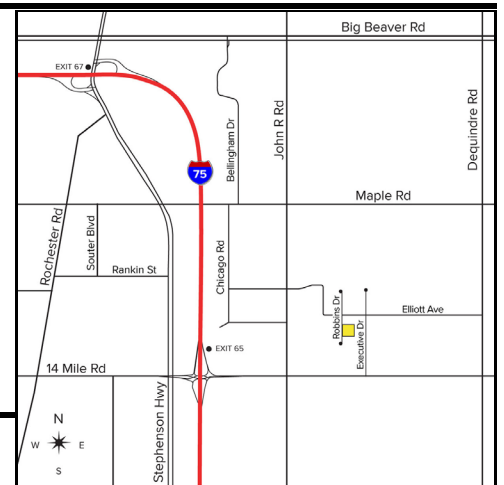
<b>Freestanding:</b>	Yes	<b>Year Built:</b>	1975
<b>Clear Height:</b>	13'1" - 13'6"	<b>Rail:</b>	No
<b>Grade Level Door(s):</b>	1: 12 x 12	<b>Security:</b>	No
<b>Truckwells or Docks:</b>	0	<b>Interior:</b>	N/A
<b>Exterior Construction:</b>	Block	<b>Lighting:</b>	LED
<b>Structural System:</b>	N/A	<b>Bay Sizes:</b>	Clear Span
<b>Air-Conditioning:</b>	Rooftop	<b>Restrooms:</b>	2 Sets
<b>Heating:</b>	GFA	<b>Cranes:</b>	Yes, Crane Rail
<b>Availability:</b>	120 Days	<b>Parking:</b>	20 +/-
<b>Power (Amps/Volts):</b>	1000 Amps, 240 Volts, Buss Duct	<b>Roof:</b>	Rubber
		<b>Floors:</b>	6"
		<b>Floor Drains:</b>	No
		<b>Acreage:</b>	0.700
		<b>Land Dimensions:</b>	100 x 305

### PRICING INFORMATION

<b>Lease Rate:</b>	Possible Lease	<b>Mthly Rate:</b>	Possible Lease	<b>Deposit:</b>	N/A
<b>Lease Type:</b>	Possible	<b>Lease Term:</b>	N/A	<b>TD:</b>	N/A
<b>Sale Price:</b>	\$1,195,000 (\$124.48/sqft)	<b>Taxes:</b>	\$9,235.01 (2025)	<b>Parcel #:</b>	20-16-376-025
<b>Imprv Allow:</b>	N/A	<b>Options:</b>	N/A	<b>Assessor #:</b>	N/A
<b>Tenant Responsibility:</b>	N/A				

### COMMENTS

- Fully A/C shop
- Exhaust fans
- Kitchenette



**Broker:** SIGNATURE ASSOCIATES

#### Agent(s):

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