



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

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

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

COMMENTS

- Fully A/C shop
- Exhaust fans
- Kitchenette



Broker: SIGNATURE ASSOCIATES

Agent(s):

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