



Industrial For Sale

Property Name:
Location: 1886 Larchwood Avenue
City, State: Troy, MI
Cross Streets: John R Road
County: Oakland
Zoning: M-1

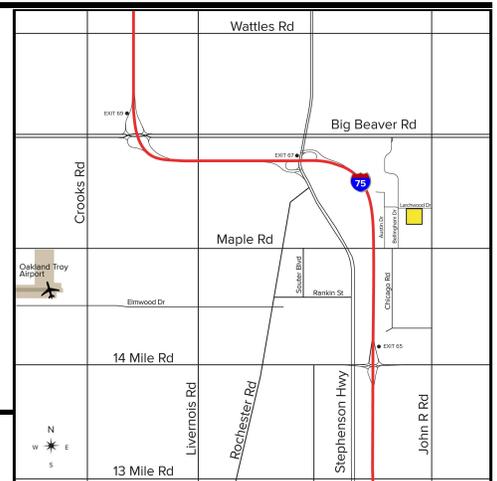
| BUILDING SIZE / AVAILABILITY | | Building Type: | Built | Mezzanine: | N/A |
|------------------------------|-------|---------------------------|-------|-------------|-----|
| Total Building Sq. Ft.: | 6,450 | Available Shop Sq. Ft.: | 4,625 | Office Dim: | N/A |
| Available Sq. Ft.: | 6,450 | Available Office Sq. Ft.: | 1,825 | Shop Dim: | N/A |

| PROPERTY INFORMATION | | Freestanding: | Yes | Year Built: | 1975 (Retrofit: 2007) |
|------------------------|---------------------|---------------|----------------|------------------|-----------------------|
| Clear Height: | 16' | Rail: | No | Sprinklers: | No |
| Grade Level Door(s): | 1: 10 x 12 | Security: | Yes | Signage: | N/A |
| Truckwells or Docks: | 0 | Interior: | N/A | Exterior: | N/A |
| Exterior Construction: | N/A | Lighting: | T-5 | Roof: | N/A |
| Structural System: | N/A | Bay Sizes: | N/A | Floors: | N/A |
| Air-Conditioning: | Yes | Restrooms: | 4 | Floor Drains: | No |
| Heating: | Corayvac | Cranes: | Yes, (1) 5-Ton | Acreage: | 0.460 |
| Availability: | Contact Broker | Parking: | 14 | Land Dimensions: | N/A |
| Power (Amps/Volts): | 600 Amps, 240 Volts | | | | |

| PRICING INFORMATION | | Deposit: | N/A | TD: | N/A |
|---------------------|---------------------------|----------|-----|-------------|-----|
| Sale Price: | \$880,000 (\$136.43/sqft) | Options: | N/A | Assessor #: | N/A |
| Taxes: | \$14,991.35 (2025) | | | | |
| Parcel #: | 20-26-432-036 | | | | |

COMMENTS

Excellent freestanding building. Existing lease in place and expiring in 2 years, inquire with broker.



Broker: SIGNATURE ASSOCIATES

Agent(s):

John Droze, (248) 948-4191, jdroze@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.