

SIGNATURE ASSOCIATES
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Industrial For Lease

Property Name:
Location: 1205-1245 Rochester Road, Unit: #1221
City, State: Troy, MI
Cross Streets: Maple Road
County: Oakland
Zoning: Light Industrial

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	31,724	**Building Type:**	Built	**Mezzanine:**	N/A
Available Sq. Ft.:	1,820	**Available Shop Sq. Ft.:**	1,320	**Office Dim:**	N/A
		Available Office Sq. Ft.:	500	**Shop Dim:**	N/A

PROPERTY INFORMATION

Clear Height:	14'	**Freestanding:**	Yes	**Year Built:**	1986
Grade Level Door(s):	1: 12 x 12	**Rail:**	No	**Sprinklers:**	No
Truckwells or Docks:	0	**Security:**	Yes	**Signage:**	Yes
Exterior Construction:	Block	**Interior:**	N/A	**Exterior:**	N/A
Structural System:	Steel	**Lighting:**	Fluorescent	**Roof:**	N/A
Air-Conditioning:	Office	**Bay Sizes:**	N/A	**Floors:**	N/A
Heating:	Gas Forced Air	**Restrooms:**	Yes	**Floor Drains:**	Noo
Availability:	Immediately	**Cranes:**	No	**Acreage:**	2.450
Power (Amps/Volts):	200/240 Volts	**Parking:**	65, Total	**Land Dimensions:**	N/A

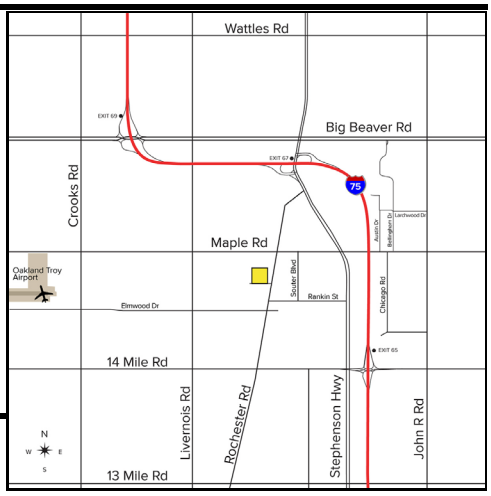
PRICING INFORMATION

Lease Rate:	$13.95	**Mthly Rate:**	N/A	**TD:**	N/A
Lease Type:	Gross	**Taxes:**	$74,997.73 (2023)	**Deposit:**	N/A
Lease Term:	N/A	**Parcel #:**	20-34-201-066	**Assessor #:**	N/A
		Imprv Allow:	N/A	**Options**	N/A

Tenant Responsibility: N/A

COMMENTS

Great small unit in the heart of Troy, close to Birmingham and I-75.



Broker: **SIGNATURE** ASSOCIATES

Agent(s):

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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.