

SIGNATURE ASSOCIATES
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Industrial For Lease

Property Name:
Location: 575 Robbins Drive
City, State: Troy, MI
Cross Streets: 14 Mile & John R Roads
County: Oakland
Zoning: I-B, Intergrated Business

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	14,000	**Building Type:**	Built	**Mezzanine:**	1,600
Available Sq. Ft.:	7,700	**Available Shop Sq. Ft.:**	6,100	**Office Dim:**	N/A
		Available Office Sq. Ft.:	1,600	**Shop Dim:**	N/A

PROPERTY INFORMATION

Clear Height:	18'	**Multi-Tenant:**	Yes	**Year Built:**	1974
Grade Level Door(s):	1: 12 x 14	**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:**	45' Clear Span	**Floors:**	6"
Heating:	Gas	**Restrooms:**	Yes	**Floor Drains:**	No
Availability:	30-60 Days	**Cranes:**	No	**Acreage:**	0.930
Power (Amps/Volts):	400 Amps, 240 Volts	**Parking:**	Shared/Rear	**Land Dimensions:**	N/A

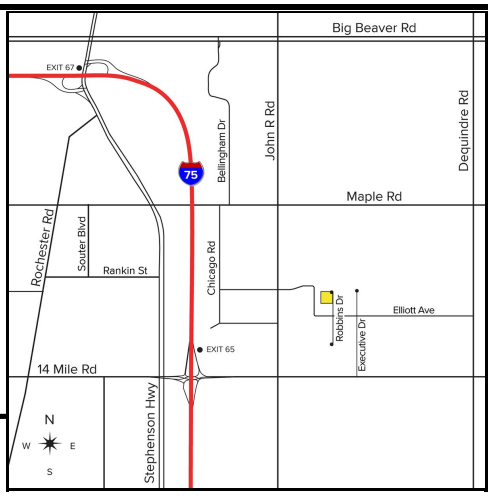
PRICING INFORMATION

Lease Rate:	$8.95	**Mthly Rate:**	$5,743.00/mo	**TD:**	N/A
Lease Type:	NNN	**Taxes:**	$7,981.64 (2025)	**Deposit:**	2 Months
Lease Term:	5 Year(s)	**Parcel #:**	20-36-302-009	**Assessor #:**	N/A
		Imprv Allow:	N/A	**Options**	N/A

Tenant Responsibility: Insurance, CAM, $0.669/sf/yr, $429.00/mo

COMMENTS

Clear span building with skylights, 100% air-conditioning. Square footage includes a 1,600 sq. ft. (37' x 40') mezzanine. Shared use of exterior truckwell at 90 degrees to the rear of the building.



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.