



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

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

PROPERTY INFORMATION

Multi-Tenant:	Yes	Year Built:	1974
Clear Height:	18'	Rail:	No
Grade Level Door(s):	2: 12 x 14	Security:	Yes
Truckwells or Docks:	2	Interior:	No
Exterior Construction:	Block	Lighting:	Flourescent
Structural System:	Steel	Bay Sizes:	45' Clear Span
Air-Conditioning:	Office	Restrooms:	Yes
Heating:	Gas	Cranes:	No
Availability:	30-60 Days	Parking:	Shared/Rear
Power (Amps/Volts):	400 Amps, 240 Volts	Roof:	N/A
		Floors:	6"
		Floor Drains:	No
		Acreage:	0.930
		Land Dimensions:	N/A

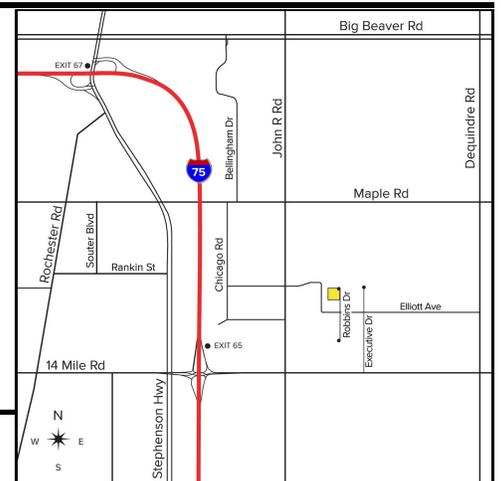
PRICING INFORMATION

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):

Paul Hoge, (248) 948-0103, paulhoge@signatureassociates.com