



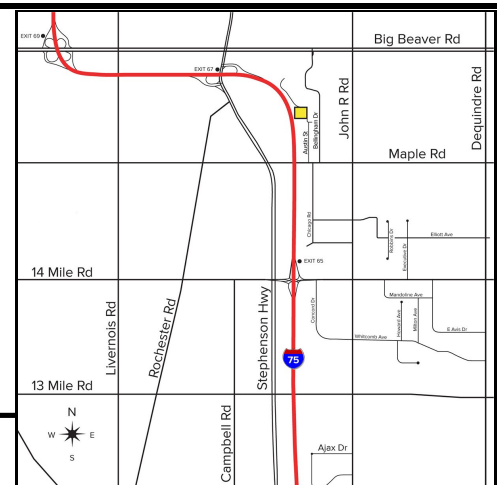
Industrial For Sale

Property Name: Alhern-Martin
Location: 2155 Austin Street
City, State: Troy, MI
Cross Streets: Maple Road
County: Oakland
Zoning: IB

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	9,600	Available Shop Sq. Ft.:	8,000	Office Dim:	N/A
Available Sq. Ft.:	9,600	Available Office Sq. Ft.:	1,600	Shop Dim:	N/A
PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1967
Clear Height:	16'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	3: 12 x 14	Security:	No	Signage:	N/A
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Block	Lighting:	Fluorescent	Roof:	Gypsum
Structural System:	N/A	Bay Sizes:	39' X 20'	Floors:	N/A
Air-Conditioning:	Office Only	Restrooms:	N/A	Floor Drains:	No
Heating:	N/A	Cranes:	Yes, 5 Ton	Acreage:	2.360
Availability:	90 Days	Parking:	Ample	Land Dimensions:	N/A
Power (Amps/Volts):	800 Amps, 240 Volts				
PRICING INFORMATION					
Sale Price:	\$1,500,000 (\$156.25/sqft)	Deposit:	N/A	TD:	N/A
Taxes:	\$14,728.71 (2024/25)	Options:	N/A	Assessor #:	N/A
Parcel #:	20-26-401-047 & 048				

COMMENTS

Land has frontage on I-75. Great renovation potential, large lot expanding to I-75.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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