



Industrial For Lease

Property Name: Marque - Troy Corporate Center
Location: 409-445 Elmwood Drive, Unit: #411
City, State: Troy, MI
Cross Streets: Rochester & Maple Roads
County: Oakland
Zoning: Industrial

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 45,567
Available Sq. Ft.: 2,885

Building Type: Built
Available Shop Sq. Ft.: 2,585
Available Office Sq. Ft.: 300

Mezzanine: N/A
Office Dim: N/A
Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 16'6"
Grade Level Door(s): 1: 12 x 14
Truckwells or Docks: 0
Exterior Construction: Block
Structural System: Steel/Block
Air-Conditioning: Office
Heating: Gas Forced Air
Availability: Immediately
Power (Amps/Volts): 240 Volts

Multi-Tenant: Yes
Rail: No
Security: Yes
Interior: N/A
Lighting: Fluorescent
Bay Sizes: N/A
Restrooms: Yes
Cranes: No
Parking: Ample

Year Built: 1980
Sprinklers: No
Signage: Marquee
Exterior: N/A
Roof: N/A
Floors: 6"
Floor Drains: No
Acreage: N/A
Land Dimensions: N/A

PRICING INFORMATION

Lease Rate: \$11.25
Lease Type: Gross
Lease Term: 5 Year(s)

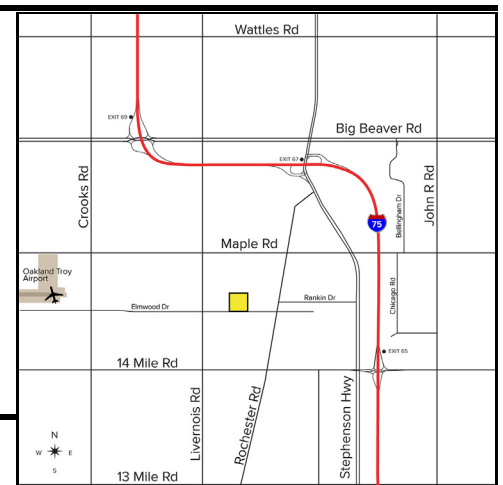
Mthly Rate: N/A
Taxes: N/A
Parcel #: 20-34-178-003
Imprv Allow: N/A

TD: N/A
Deposit: N/A
Assessor #: N/A
Options: N/A

Tenant Responsibility: N/A

COMMENTS

Professionally managed complex centrally located near I-75 between 14 Mile and Rochester Road exits. Each unit has been recently renovated. A variety of uses possible.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Kris Pawlowski, (248) 359-3801, kpawlowski@signatureassociates.com
 John Droze, (248) 948-4191, jdroze@signatureassociates.com