



Industrial For Lease

Property Name: Marque - Troy Corporate Center
Location: 409-445 Elmwood Drive, Unit: #411 & #413
City, State: Troy, MI
Cross Streets: Rochester & Maple Roads
County: Oakland
Zoning: Industrial

BUILDING SIZE / AVAILABILITY

Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	45,567	Available Shop Sq. Ft.:	5,285
Available Sq. Ft.:	5,885	Available Office Sq. Ft.:	600
		Office Dim:	N/A
		Shop Dim:	N/A

PROPERTY INFORMATION

Multi-Tenant:	Yes	Year Built:	1980
Clear Height:	16'6"	Rail:	No
Grade Level Door(s):	2: 12 x 14	Security:	Yes
Truckwells or Docks:	0	Interior:	N/A
Exterior Construction:	Block	Lighting:	Fluorescent
Structural System:	Steel/Block	Bay Sizes:	N/A
Air-Conditioning:	Office	Restrooms:	Yes
Heating:	Gas Forced Air	Cranes:	No
Availability:	Immediately	Parking:	Ample
Power (Amps/Volts):	240 Volts	Land Dimensions:	N/A
		Sprinklers:	No
		Signage:	Marquee
		Exterior:	N/A
		Roof:	N/A
		Floors:	6"
		Floor Drains:	No
		Acreage:	N/A

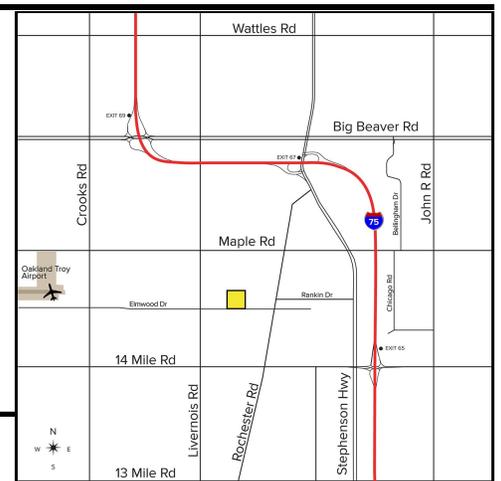
PRICING INFORMATION

Lease Rate:	\$10.95	Mthly Rate:	N/A	TD:	N/A
Lease Type:	Gross	Taxes:	N/A	Deposit:	N/A
Lease Term:	5 Year(s)	Parcel #:	20-34-178-003	Assessor #:	N/A
		Imprv Allow:	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