

Gary P. Grochowski, SIOR
248 226 1856
gary.grochowski@colliers.com

Bryan Barnas
248 226 1638
bryan.barnas@colliers.com

Colliers Detroit
400 W 4th Street, Ste 350
Royal Oak, MI 48067
248 540 1000

FOR SALE OR LEASE

Premium stand-alone flex building available

- 4,928 Available Square Feet
- Great Signage and Main Road Frontage
- 12’ -17’ Clear Height
- (2) 12x14 Grade Level Doors
- 16 parking spaces
- Easy Access Just off I-75
- Flexible Zoning Allows for Industrial/Office/Retail uses
- Fully Air-Conditioned

View online at colliers.com/detroit

Lease Rate

$23.00 PSF

Gross +Utilities



1040 E Maple Road Troy, MI

4,928 SF Available

This versatile 4,928-square-foot space offers an excellent opportunity for a variety of users seeking a functional and well-located facility. The property's flexible layout can accommodate industrial, office, retail, or mixed-use operations.

12' to 17' Clear Height

The building offers clear heights ranging from 12 to 17 feet, allowing for efficient storage, operational flexibility, and a variety of business uses requiring additional vertical space.

Two Grade-Level Doors

Equipped with two 12' x 14' grade-level doors, the property provides convenient loading and unloading capabilities, making it ideal for warehouse, distribution, service, and industrial users.

Flexible Zoning

The property's adaptable zoning permits a wide range of uses, including industrial, office, and retail operations, offering flexibility for both owner-users and investors

Lease Rate

$23.00 PSF/Gross +Utilities

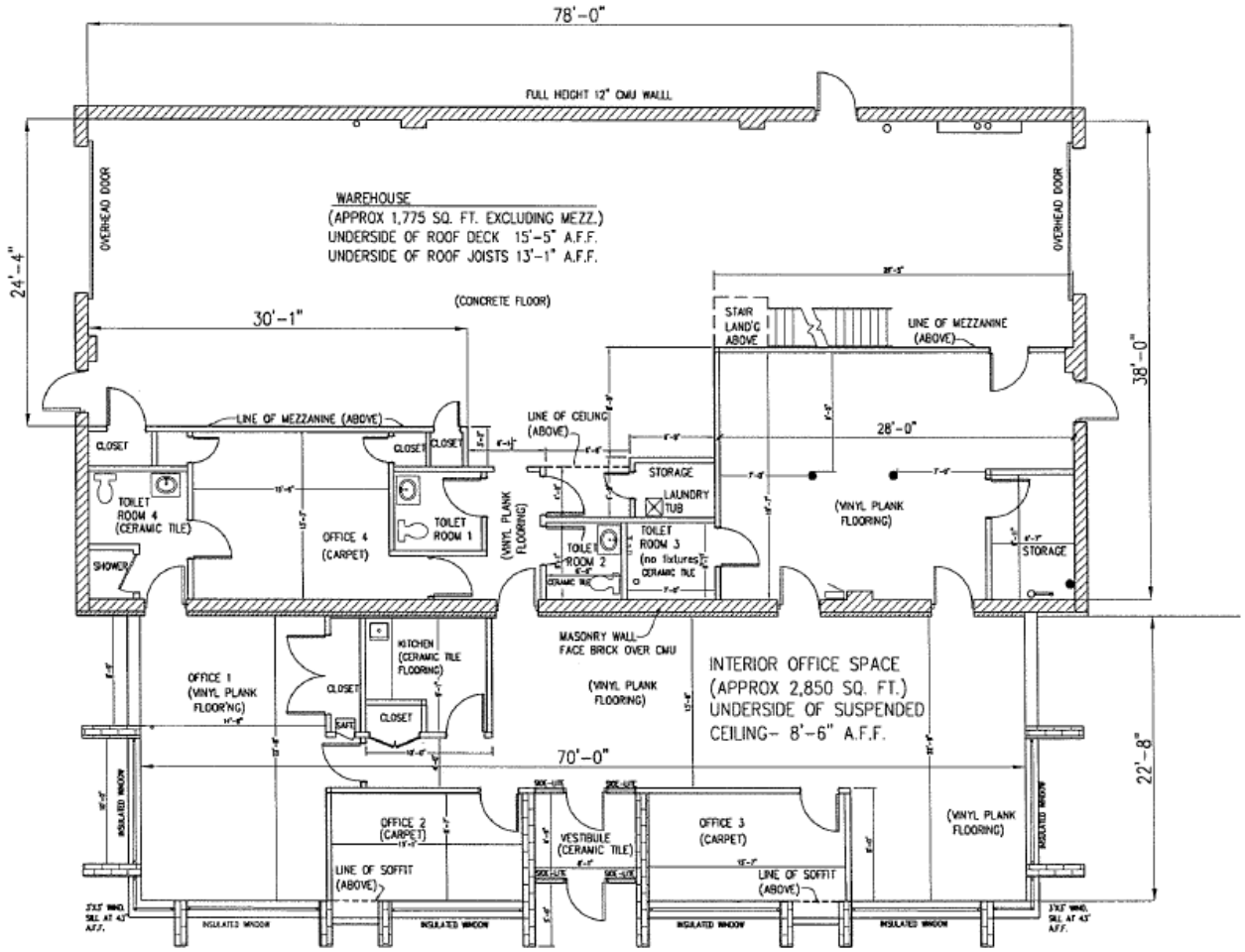
DETAILS

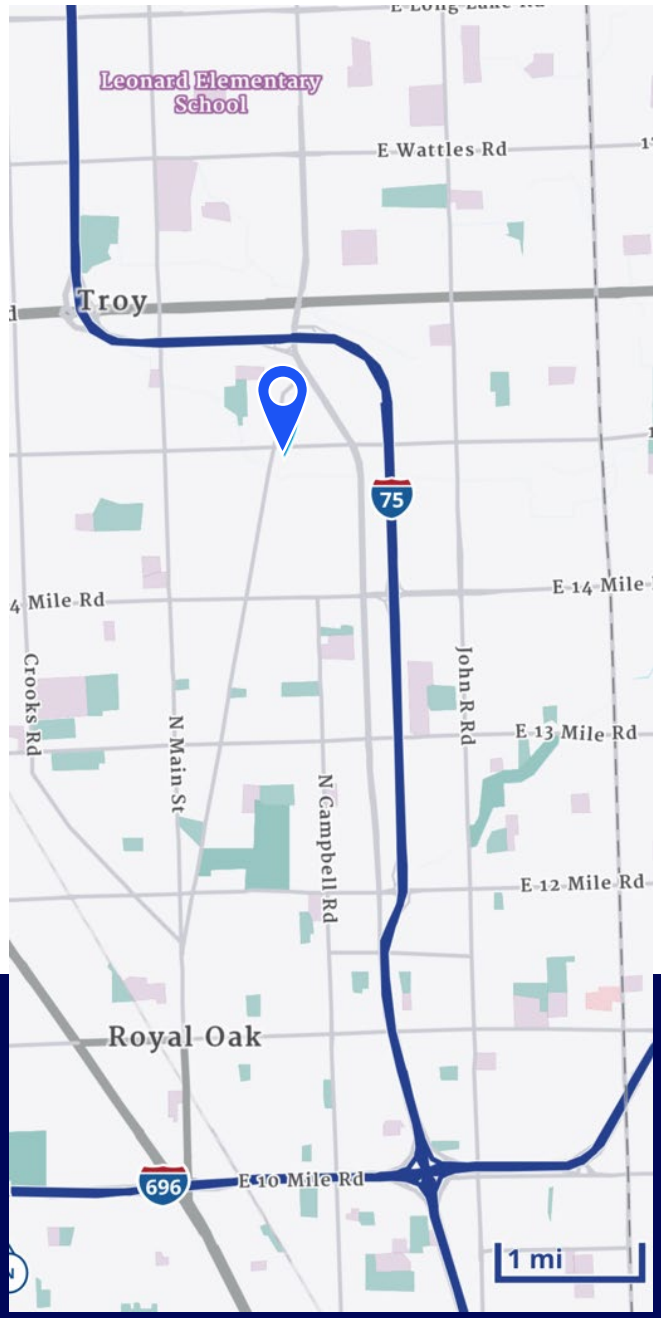
Property name	1040 E Maple Road
Location	Premiere location just off I-75
Total building size	4,928 SF
Rentable space	4,928 SF
Floors	1
Zoning	Flexible Zoning
Year built/renovated	1979
Building class	B
Lease type	Gross + Utilities
Parking ratio	2.64/1,000 SF
Ceiling height	12’ – 17’
Grade level doors	(2) 12’x14’
HVAC	Fully air-conditioned











Floor Plan

4,928 SF



Gary Grochowski, SIOR
248 226 1856
gary.grochowski@colliers.com

Bryan Barnas
248 226 1638
bryan.barnas@colliers.com

Colliers Detroit
400 W 4th Street, Ste 350
Royal Oak, MI 48067
248 540 1000

View online at colliers.com/detroit

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.