



Industrial For Sale

Property Name:

Location: 900 Rochester Road
City, State: Troy, MI
Cross Streets: S. of Rankin Street
County: Oakland
Zoning: Lt. Industrial

BUILDING SIZE / AVAILABILITY

| | | | |
|--------------------------------|--------|----------------------------------|--------|
| Building Type: | Built | Mezzanine: | N/A |
| Total Building Sq. Ft.: | 28,290 | Available Shop Sq. Ft.: | 25,490 |
| Available Sq. Ft.: | 28,290 | Available Office Sq. Ft.: | 2,800 |
| | | Office Dim: | N/A |
| | | Shop Dim: | N/A |

PROPERTY INFORMATION

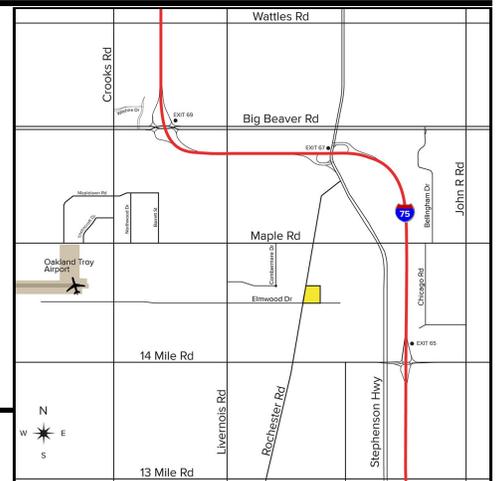
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|-------------------------------|------------------|-------------------------|-----------------------|
| Freestanding: | Yes | Year Built: | 1946 (Retrofit: 1990) |
| Clear Height: | 18' | Rail: | No |
| Grade Level Door(s): | 1: 12 x 14 | Security: | Yes |
| Truckwells or Docks: | 2 | Signage: | Yes |
| Exterior Construction: | Brick/Block | Interior: | No |
| Exterior Construction: | Brick/Block | Lighting: | LED |
| Structural System: | Steel | Bay Sizes: | N/A |
| Air-Conditioning: | 100% | Restrooms: | 4 |
| Heating: | Infrared | Cranes: | No |
| Availability: | Contact Broker | Parking: | 50, Surface |
| Power (Amps/Volts): | 2000 Amps, Heavy | | |
| | | Roof: | N/A |
| | | Floors: | 8" |
| | | Floor Drains: | No |
| | | Acreage: | 1.750 |
| | | Land Dimensions: | 281 x 245 |

PRICING INFORMATION

| | | | | | |
|--------------------|-----------------------------|-----------------|-----|--------------------|-----|
| Sale Price: | \$3,000,000 (\$106.04/sqft) | Deposit: | N/A | TD: | N/A |
| Taxes: | \$40,753.80 (2025) | Options: | N/A | Assessor #: | N/A |
| Parcel #: | 20-34-277-022 | | | | |

COMMENTS

Fronting on Rochester Road near Maple/I-75. Very heavy power industrial ownership opportunity. Building is in excellent condition – buss duct throughout / lab / 100% temperature controlled. Property includes an additional contiguous lot size of 0.37 acres on Badder Street. Existing third-party lease until 12/31/27.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.