



Industrial For Lease

Property Name: Troy Business Center
Location: 1874-1908 Thunderbird Drive
City, State: Troy, MI
Cross Streets: Maple Rd.
County: Oakland
Zoning: Industrial

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	57,600	Available Shop Sq. Ft.:	3,000 - 6,400	Office Dim:	N/A
Available Sq. Ft.:	3,200 - 6,400	Available Office Sq. Ft.:	200	Shop Dim:	N/A

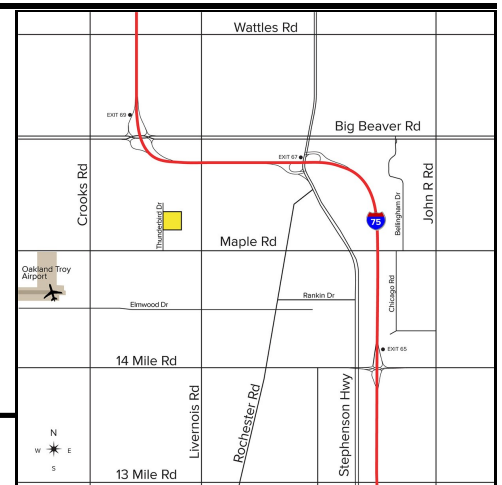
PROPERTY INFORMATION		Multi-Tenant:	Yes	Year Built:	1971
Clear Height:	16'	Rail:	No	Sprinklers:	Yes
Grade Level Door(s):	4	Security:	Yes	Signage:	Yes
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Block	Lighting:	LED	Roof:	Flat - Rubber
Structural System:	Steel	Bay Sizes:	N/A	Floors:	6" Concrete
Air-Conditioning:	Some Units	Restrooms:	Yes	Floor Drains:	No
Heating:	Gas	Cranes:	No	Acreage:	3.470
Availability:	November 2025	Parking:	Ample	Land Dimensions:	505 x 300
Power (Amps/Volts):	200 Amps, 240 Volts				

PRICING INFORMATION					
Lease Rate:	\$10.95	Mthly Rate:	N/A	TD:	N/A
Lease Type:	Gross	Taxes:	\$37,227.26 (2024/25)	Deposit:	1 Month
Lease Term:	3-5 Year(s)	Parcel #:	20-28-401-074	Assessor #:	N/A
		Imprv Allow:	N/A	Options	N/A

Tenant Responsibility: N/A

COMMENTS

Complex professionally managed. Centrally located near I-75 between Maple Road and Big Beaver Road.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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