

SIGNATURE ASSOCIATES
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Office For Lease

Property Name:
Location: 2490 Industrial Row Drive
City, State: Troy, MI
Cross Streets: Coolidge Highway
County: Oakland

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	9,107	**Total Available Sq. Ft.:**	9,107	**Class:**	C
Typical Floor Plate:	9,107	**Min / Max Cont. Sq. Ft.:**	9,107 / 9,107	**No. of Floors:**	1

PROPERTY INFORMATION

Zoning:	IB	**Parking:**	Ample
Exterior Construction:	Steel/Dryvit	**Power:**	Ample
Structural System:	Block	**Security Systems:**	Yes
Roof:	N/A	**Restrooms:**	Yes
Floors / Covering:	N/A / N/A	**Sprinklers:**	No
Heating:	Forced Air	**Signage:**	Yes
Air-Conditioning:	Yes	**Delivery Area:**	Yes
Ceiling Height:	15'	**Date Available:**	Spring 2027
Year Built:	1980 (Retrofit: 2021)	**Acreage:**	0.85

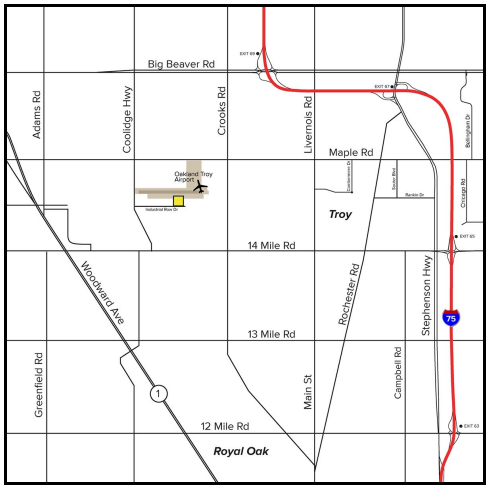
Current Tenants:

PRICING INFORMATION

Lease Rate:	$15.00 NNN	**Rentable/Usable:**	N/A	**Impr Allowance:**	N/A
Lease Term:	N/A	**Total Taxes:**	TBD	**Deposit:**	N/A
Options:	N/A	**Parcel #:**	88-20-32-151-026		

Tenant Responsibility:

Comments: Building renovated to office in 2021. First class finishes throughout. Opportunity to locate in one of Oakland County's most sought after street locations. New parking, landscaping & backup generator. Birmingham Airport Subdivision (Birmingham Schools).



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.