



Hi-Tech For Sale or Lease

Property Name: MCA
Location: 1919 Birchwood Avenue
City, State: Troy, MI
Cross Streets: John R Road/N. of Maple Road
County: Oakland
Zoning: Light Ind.

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	9,800	Available Shop Sq. Ft.:	800	Office Dim:	N/A
Available Sq. Ft.:	9,800	Available Office Sq. Ft.:	9,000	Shop Dim:	N/A

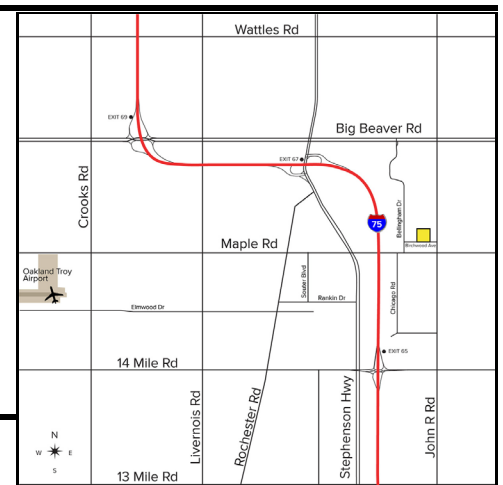
PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1996
Clear Height:	8' - 10'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	1: 8 x 10	Security:	Yes	Signage:	Yes
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Block	Lighting:	Fluorescent	Roof:	N/A
Structural System:	Steel	Bay Sizes:	N/A	Floors:	N/A
Air-Conditioning:	100%	Restrooms:	Yes	Floor Drains:	No
Heating:	HVAC	Cranes:	No	Acreage:	0.480
Availability:	Immediately	Parking:	28	Land Dimensions:	80 x 260
Power (Amps/Volts):	800 Amps, 240 Volts, 3 Phase				

PRICING INFORMATION

Lease Rate:	\$12.95	Mthly Rate:	\$10,575.83/mo	Deposit:	N/A
Lease Type:	NNN	Lease Term:	N/A	TD:	N/A
Sale Price:	\$1,125,000 (\$114.80/sqft)	Taxes:	\$22,817.84 (2025)	Parcel #:	20-26-479-037
Imprv Allow:	N/A	Options:	N/A	Assessor #:	N/A
Tenant Responsibility:	Taxes, Insurance, CAM				

COMMENTS

Attractive brick building with creative space, large storage or testing areas and vehicle storage capability. Centrally located in South Troy with easy access to all freeways in a Business Park setting. Great office/industrial hybrid. First floor has private offices, conference room, kitchen/break room and open area. Separate overhead door and vehicle bay. Second floor with potential private entry, elevator access, storage area & open collaborative space. Unique opportunity to be a user/owner. Perfect space for creative group or even a private owner car garage/gathering place.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Kris Pawlowski, (248) 359-3801, kpawlowski@signatureassociates.com