



Industrial For Sublease

Property Name:
Location: 1895 Stephenson Highway
City, State: Troy, MI
Cross Streets: Maple & Big Beaver Road
County: Oakland
Zoning: Lt. Manufacturing

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	55,570	Building Type:	Built	Mezzanine:	N/A
Available Sq. Ft.:	48,600	Available Shop Sq. Ft.:	44,600	Office Dim:	N/A
		Available Office Sq. Ft.:	4,000	Shop Dim:	N/A

PROPERTY INFORMATION

Clear Height:	18'	Multi-Tenant:	Yes	Year Built:	1969
Grade Level Door(s):	7: 12 x 14	Rail:	No	Sprinklers:	Yes
Truckwells or Docks:	2	Security:	Yes	Signage:	Yes
Exterior Construction:	Block/Brick	Interior:	No	Exterior:	Yes
Structural System:	Steel	Lighting:	Fluorescent	Roof:	Flat
Air-Conditioning:	Office HVAC	Bay Sizes:	N/A	Floors:	6"
Heating:	Gas Forced Air	Restrooms:	Yes	Floor Drains:	No
Availability:	30 Days	Cranes:	No	Acreage:	2.500
Power (Amps/Volts):	440 Volts	Parking:	Ample	Land Dimensions:	N/A

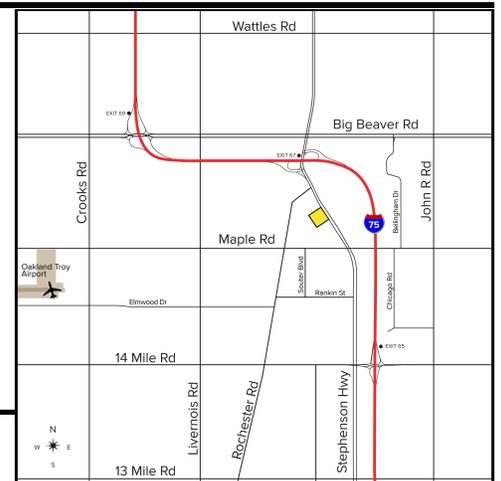
PRICING INFORMATION

Lease Rate:	\$5.75	Mthly Rate:	N/A	TD:	N/A
Lease Type:	NNN	Taxes:	\$146,450.22 (2025)	Deposit:	2 months
Lease Term:	-	Parcel #:	20-26-351-019	Assessor #:	N/A
		Imprv Allow:	N/A	Options:	N/A

Tenant Responsibility: N/A

COMMENTS

Excellent warehouse distribution facility. Two exterior truckwells, many grade level doors. Very close to I-75 and Big Beaver interchange.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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