



We Make It Happen
Realtors of Industrial and Office Properties

2301 West Big Beaver
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EXTERIOR SITE DATA



CLASSIFICATION: Industrial building

LOCATION: 1166 E. Big Beaver

CITY: Troy

TOTAL SF 4,400 AVAILABLE SF 4,400

MAX AVAILABLE 4,400 MIN: 4,400

INTERSECTION: E. of Rochester FACTORY: 3,240 OFFICE: 1160

COUNTY Oakland FREE STANDING: No AGE: 1974

ACREAGE: _____ FRONTAGE: _____ DEPTH: _____

PARKING: 2.6 per 1,000sf EXPANDABLE: _____ STORAGE: _____

RAILSIDING: _____ X-WAY DISTANCE: 1/2 mile ZONING: LI

INTERIOR SITE DATA

MAX CLEARANCE 15 BAY SIZE: 39' LAVATORIES: 2

CRANES: _____ CRANE LIST _____ UNDERHOOK: _____

POWER: 208/240 AMPS: _____ BUSS: _____ LIGHTS: Fluorescent

TRUCKWELL: (int) _____ + (ext) _____ GRADE DOOR: 10'x14'

HEATING: Unit/Blower A/C: Office Only SPRINKLERED: None

AIRLINES: _____ COMPRESSOR: _____ FLOOR DRAINS: _____

ECONOMIC DATA

SALE PRICE: _____ PRICE/SF.: _____

LEASE: \$8.00 NNN LEASE/MONTH: \$2,933.33 TAXES: _____

ADDITIONAL INFORMATION: Various units available in the professionally maintained Troy Commerce Center. Easy access to I-75. Big Beaver frontage. Plenty of convenient parking.

AGENT: M.L. Capitani\G. Grochowski\D. Richardson