

1100-1174 BIG BEAVER RD &  
1100-1174 OWENDALE ST  
TROY, MICHIGAN

INDUSTRIAL FOR LEASE

3,798-8,000 Square Feet Available



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ASSOCIATES**  
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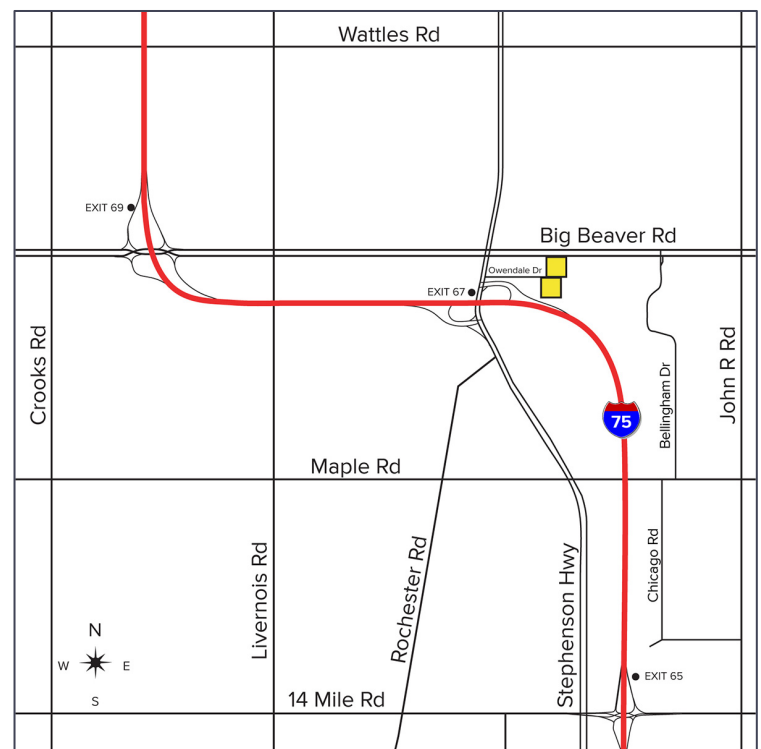
## TROY COMMERCE CENTER



**LANDLORD IS OFFERING FREE RENT INCENTIVES**

### PROPERTY FEATURES

- 3,798-8,000 square feet available
- Office area to suit
- Zoned Light Industrial
- 16' clear height
- (4) truckwells
- Gas forced air heating
- 200 amps, 240 volts, 3-phase power
- Campus style setting with excellent access to I-75
- Landlord is offering free rent incentives
- Lease Rate: See pricing key on site plan
- NNN expenses: \$2.50/sq. ft.



For more information, please contact:

**KRIS PAWLOWSKI**  
(248) 359 3801  
kpawlowski@signatureassociates.com

**SIGNATURE ASSOCIATES**  
One Towne Square, Suite 1200  
Southfield, MI 48076  
www.signatureassociates.com



# Hi-Tech For Lease

Troy Commerce Center

1100-1174 Owendale Street, Troy, MI



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<b>Total Building Sq. Ft.:</b>	42,450	<b>Available Shop Sq. Ft.:</b>	2,500 - 5,300	<b>Multi-Tenant:</b>	Yes
<b>Available Sq. Ft.:</b>	4,000 - 8,000	<b>Available Office Sq. Ft.:</b>	1,200 - 2,700	<b>Zoning:</b>	Lt. Industrial
<b>Building Type:</b>	Built	<b>Year Built:</b>	1974 (Retrofit: 1998)	<b>County:</b>	Oakland
<b>Cross Streets:</b>	Big Beaver/Rochester Road				
<b>Clear Height:</b>	16'	<b>Rail:</b>	No	<b>Sprinklers:</b>	Yes
<b>Grade Level Door(s):</b>	0	<b>Security:</b>	Yes	<b>Signage:</b>	Yes
<b>Truckwells or Docks:</b>	3	<b>Interior:</b>	No	<b>Exterior:</b>	Yes
<b>Exterior Construction:</b>	Block/Brick	<b>Lighting:</b>	Fluor./M. Hal.	<b>Roof:</b>	N/A
<b>Structural System:</b>	Steel	<b>Bay Sizes:</b>	N/A	<b>Floors:</b>	N/A
<b>Air-Conditioning:</b>	Office/GFA	<b>Restrooms:</b>	Yes	<b>Floor Drains:</b>	Yes
<b>Heating:</b>	GFA	<b>Cranes:</b>	No	<b>Acreage:</b>	3.000
<b>Available:</b>	Immediately	<b>Parking:</b>	Ample	<b>Land Dim:</b>	Irregular
<b>Power (Amps/Volts):</b>	200 Amps, 240 Volts, 3-Phase				
<b>Lease Rate:</b>	\$8.25 - \$8.50	<b>Mthly Rate:</b>	N/A	<b>TD:</b>	N/A
<b>Lease Type:</b>	NNN	<b>Taxes:</b>	\$0.66/sf	<b>Deposit:</b>	2 Months
<b>Lease Term:</b>	3-5 Year(s)	<b>Parcel #:</b>	20-26-103-015	<b>Assessor #:</b>	N/A
		<b>Imprv Allow:</b>	N/A	<b>Options:</b>	N/A

**Tenant Responsibility:** NNN Expenses: \$2.50/sf

**Comments:** Campus style setting with excellent access to I-75 at Rochester Road. Some units have docks and others overhead doors.

**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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



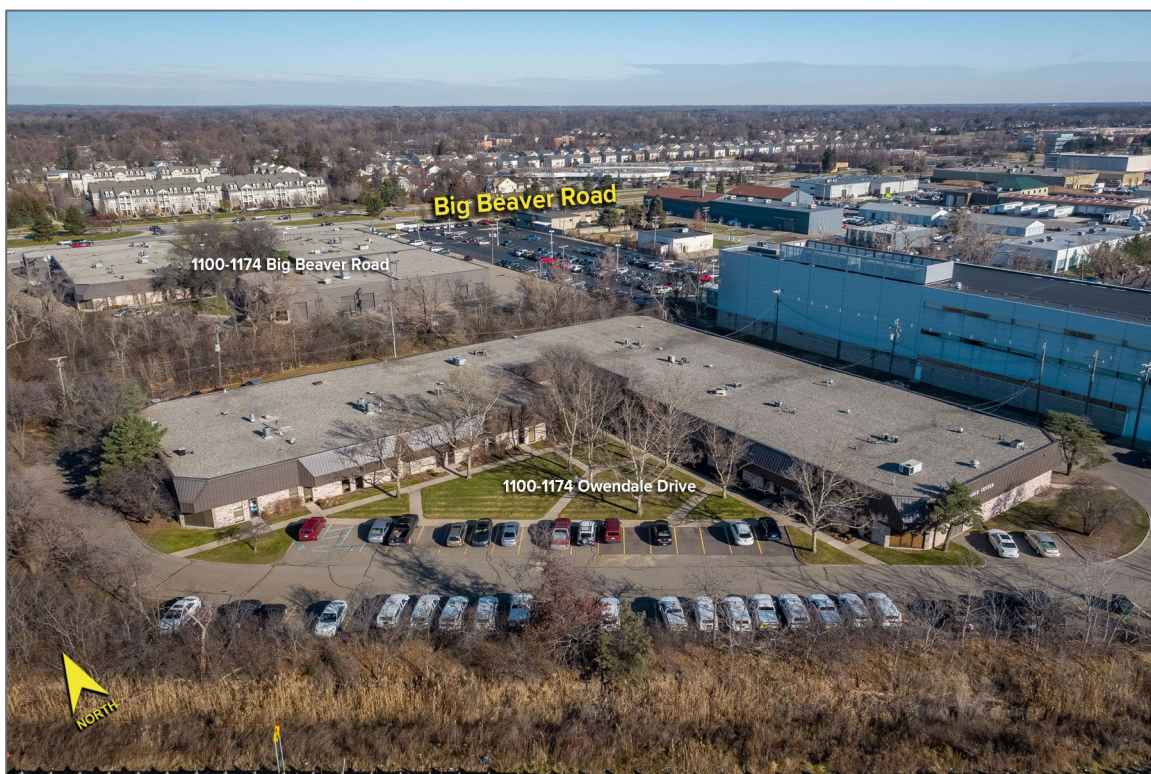
# 1100-1174 Big Beaver & 1100-1174 Owendale - Troy, Michigan

## Industrial For Lease

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Square Feet  
AVAILABLE



Big Beaver Overall Site Photo



Owendale Overall Site Photo

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1100-1174 Big Beaver



1100 Owendale

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### Site Plan

#### AVAILABILITY

SUITE	TOTAL SF & OFFICE SF	GLD/DOCKS	RATE	AVAILABLE
G	5,000/1,746	0/1	\$8.25 NNN	Immediately
I	4,000/1,200	0/1	\$8.50 NNN	Immediately
J	4,000/1,500	0/1	\$8.50 NNN	Immediately
1122	4,000/960	1/0	\$8.50 NNN	Immediately
1154	3,798/To Suit	0/1	\$8.50 NNN	Immediately
NNN = \$2.50/sq. ft.				



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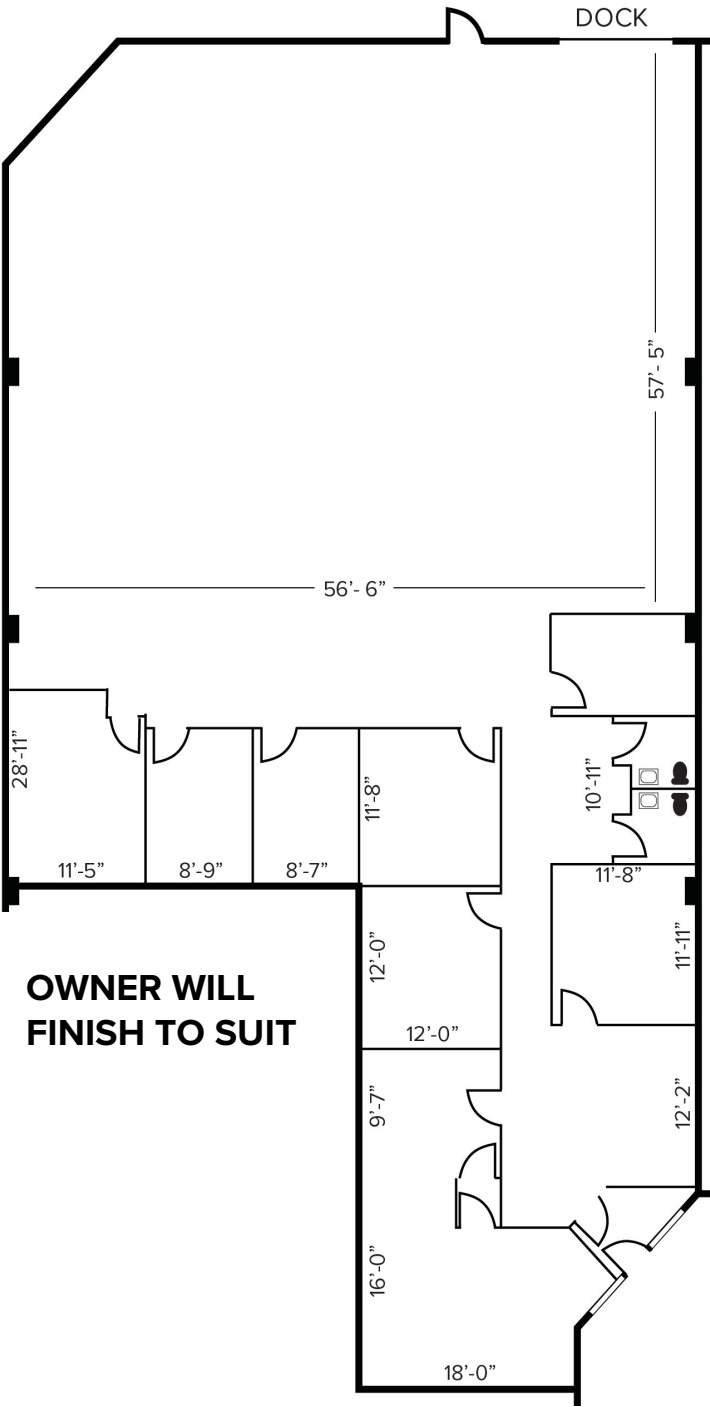


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Floor Plan

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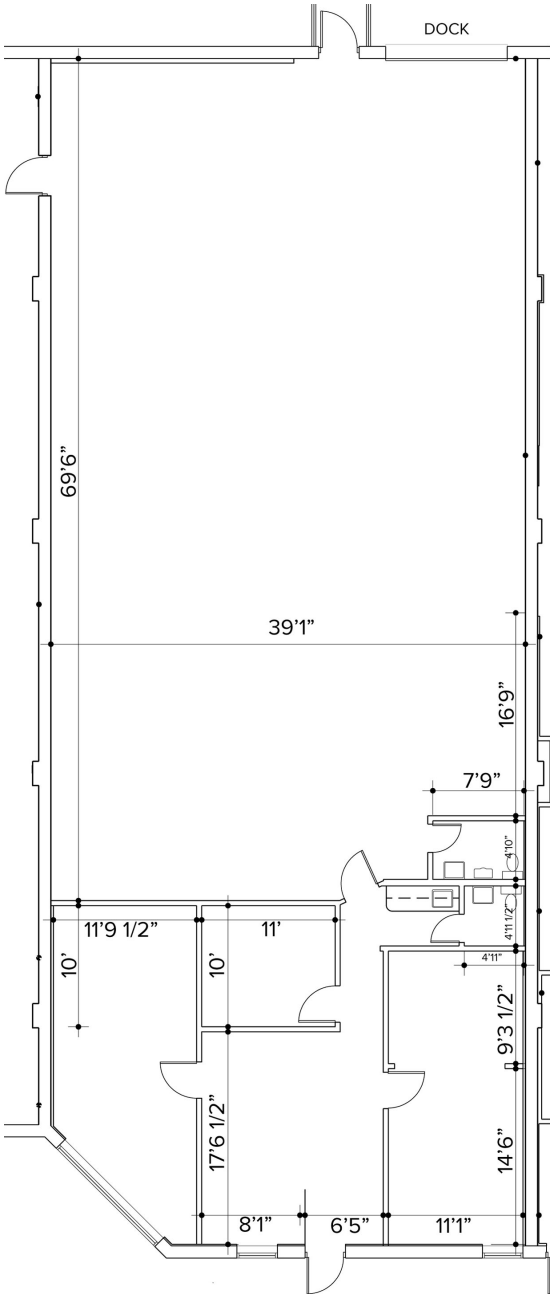
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### Floor Plan

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SUITE	TOTAL SF & OFFICE SF	GLD/DOCKS	RATE	AVAILABLE
I	4,000/1,200	0/1	\$8.50 NNN	June 2025
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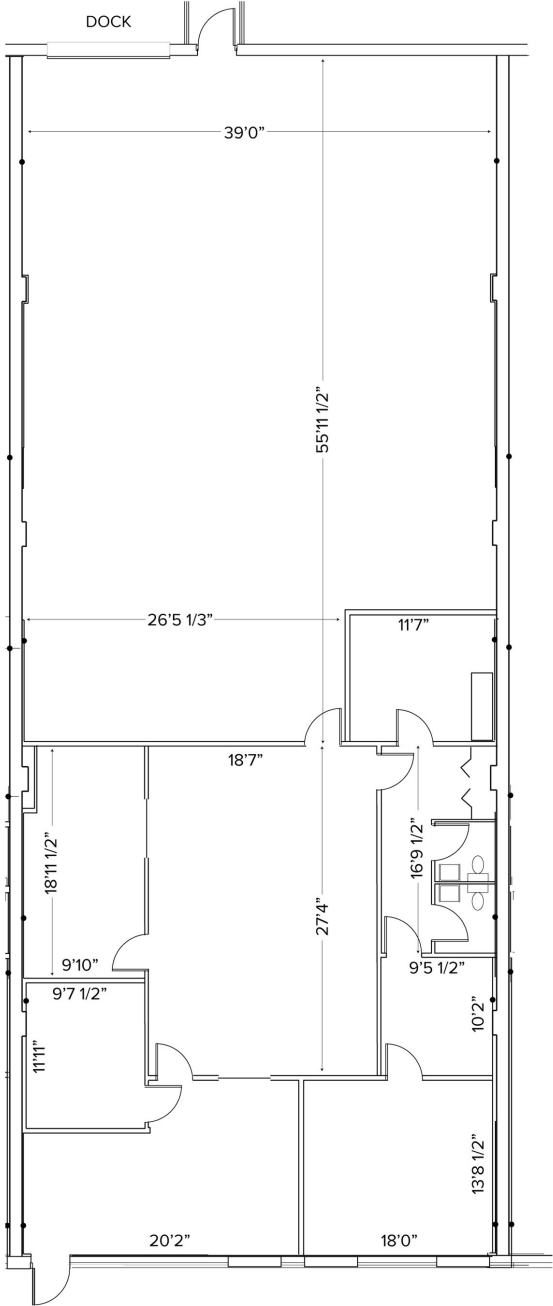
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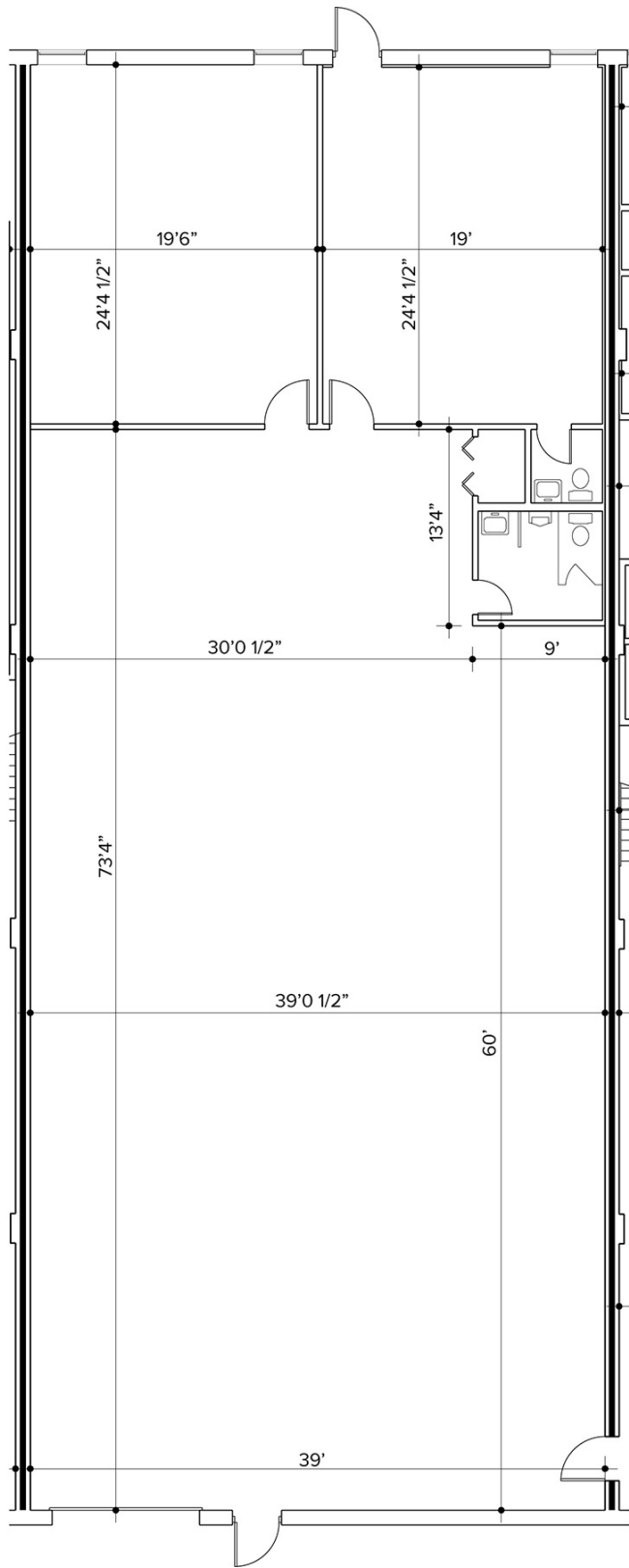
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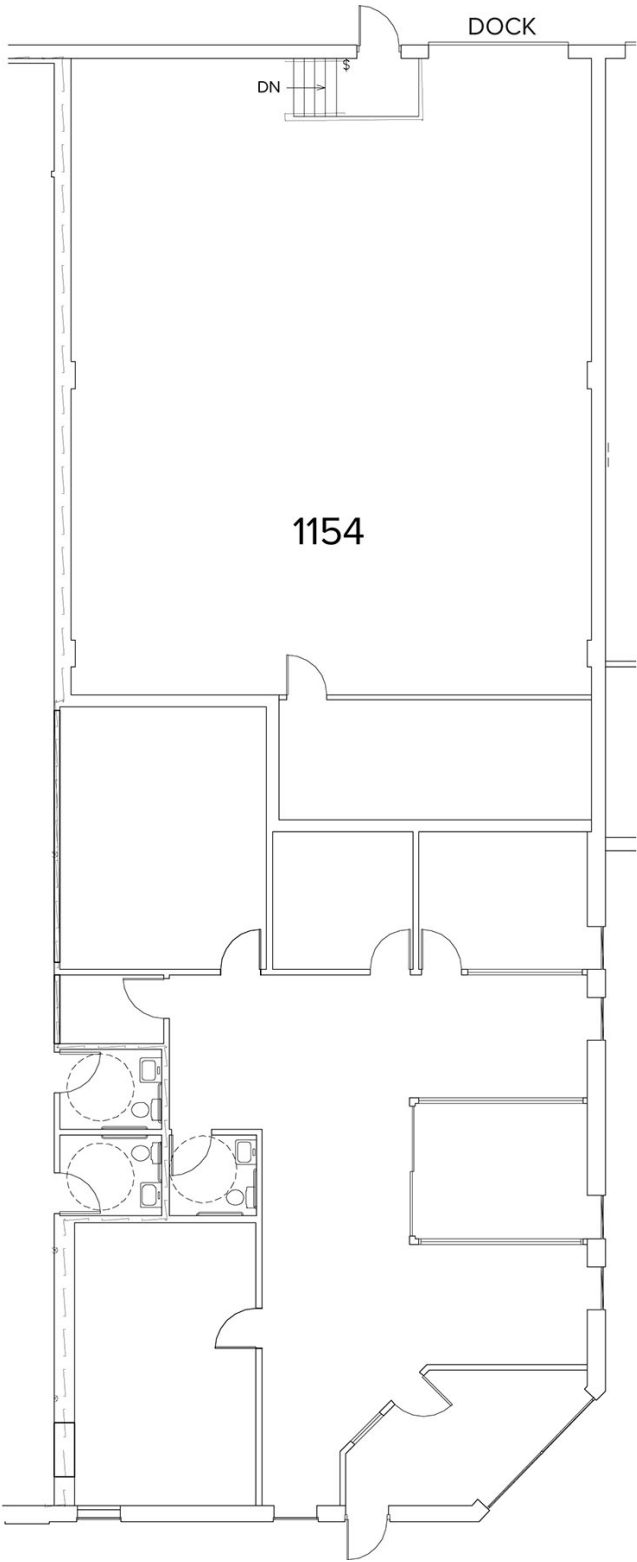


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### Interior Photos – Suite 1154



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