



Industrial For Lease

Property Name: Troy Commerce Center
Location: 1100-1174 Big Beaver Road
City, State: Troy, MI
Cross Streets: East of Rochester
County: Oakland
Zoning: Lt. Industrial

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 60,850
Available Sq. Ft.: 3,733 - 3,798

Building Type: Built
Available Shop Sq. Ft.: 1,372 - 3,798
Available Office Sq. Ft.: 2,361

Mezzanine: N/A
Office Dim: N/A
Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 16'
Grade Level Door(s): 1
Truckwells or Docks: 1
Exterior Construction: Block/Brick
Structural System: Steel
Air-Conditioning: Office/GFA
Heating: Gas Forced Air
Availability: Immediately
Power (Amps/Volts): 200 Amps, 240 Volts, 3-Phase

Multi-Tenant: Yes
Rail: No
Security: Yes
Interior: No
Lighting: Fluorescent
Bay Sizes: N/A
Restrooms: Yes
Cranes: No
Parking: Ample

Year Built: 1974
Sprinklers: No
Signage: Yes
Exterior: Yes
Roof: N/A
Floors: N/A
Floor Drains: Yes
Acreage: 4.200
Land Dimensions: N/A

PRICING INFORMATION

Lease Rate: \$8.50
Lease Type: NNN
Lease Term: 3-5 Year(s)

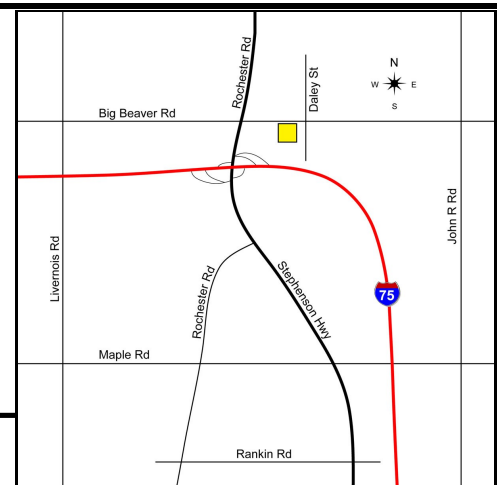
Mthly Rate: N/A
Taxes: \$47,425.17 (2024/25)
Parcel #: 20-26-103-014
Imprv Allow: N/A

TD: N/A
Deposit: 2 Months
Assessor #: N/A
Options: 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):

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