



Industrial For Lease

Property Name: Troy Commerce Center
Location: 1100-1174 Big Beaver Road, Unit: #1154
City, State: Troy, MI
Cross Streets: East of Rochester
County: Oakland
Zoning: Lt. Industrial

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 60,850	Building Type: Built	Mezzanine: N/A
Available Sq. Ft.: 3,798	Available Shop Sq. Ft.: 3,798	Office Dim: N/A
	Available Office Sq. Ft.: To Suit	Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 16'	Multi-Tenant: Yes	Year Built: 1974
Grade Level Door(s): 0	Rail: No	Sprinklers: No
Truckwells or Docks: 1	Security: Yes	Signage: Yes
Exterior Construction: Block/Brick	Interior: No	Exterior: Yes
Structural System: Steel	Lighting: Fluorescent	Roof: N/A
Air-Conditioning: Office/GFA	Bay Sizes: N/A	Floors: N/A
Heating: Gas Forced Air	Restrooms: Yes	Floor Drains: Yes
Availability: Immediately	Cranes: No	Acreage: 4.200
Power (Amps/Volts): 200 Amps, 240 Volts, 3-Phase	Parking: Ample	Land Dimensions: N/A

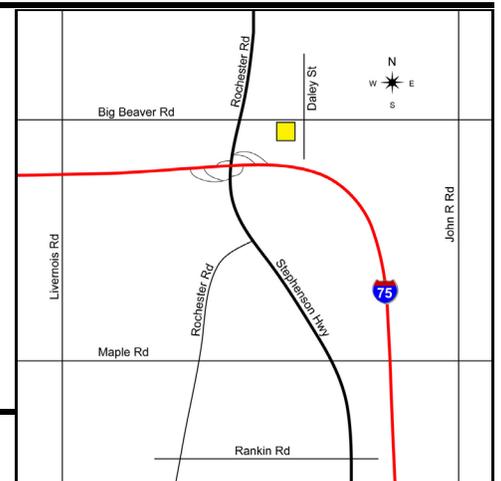
PRICING INFORMATION

Lease Rate: \$8.50	Mthly Rate: N/A	TD: N/A
Lease Type: NNN	Taxes: \$47,425.17 (2024/25)	Deposit: 2 Months
Lease Term: 3-5 Year(s)	Parcel #: 20-26-103-014	Assessor #: N/A
	Imprv Allow: 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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