

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

INDUSTRIAL FOR LEASE  
3,798 - 8,000 Square Feet Available



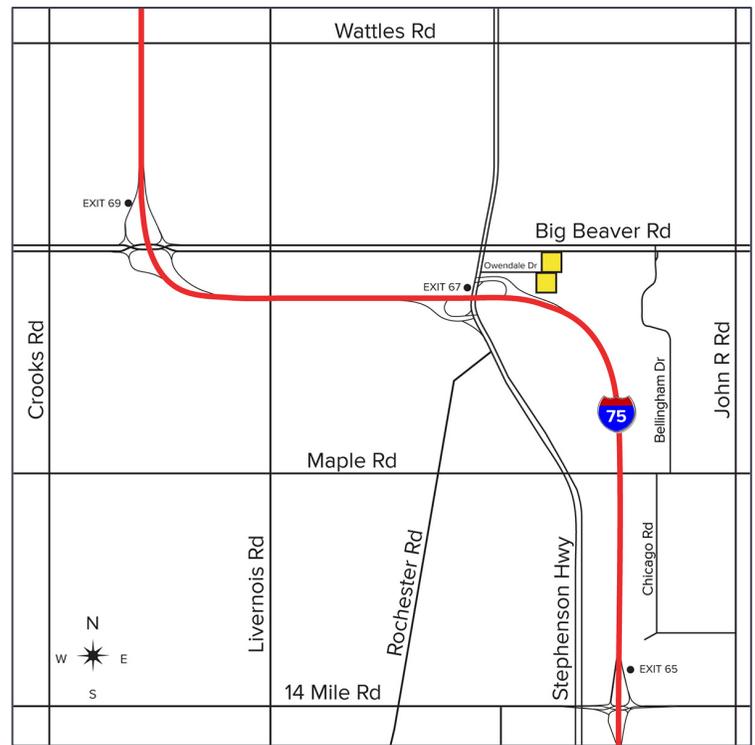
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## TROY COMMERCE CENTER



### 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

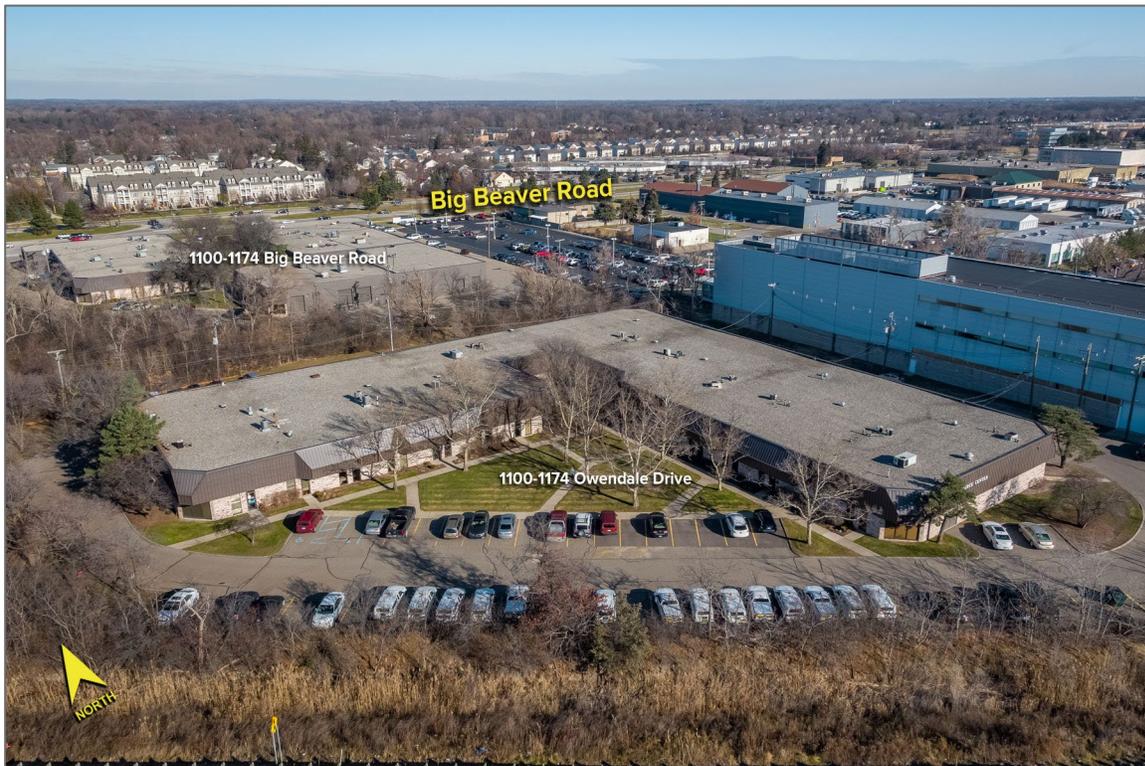
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# 1100-1174 Big Beaver & 1100-1174 Owendale - Troy, Michigan Industrial For Lease

3,798-8,000  
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Big Beaver Overall Site Photo



Owendale Overall Site Photo

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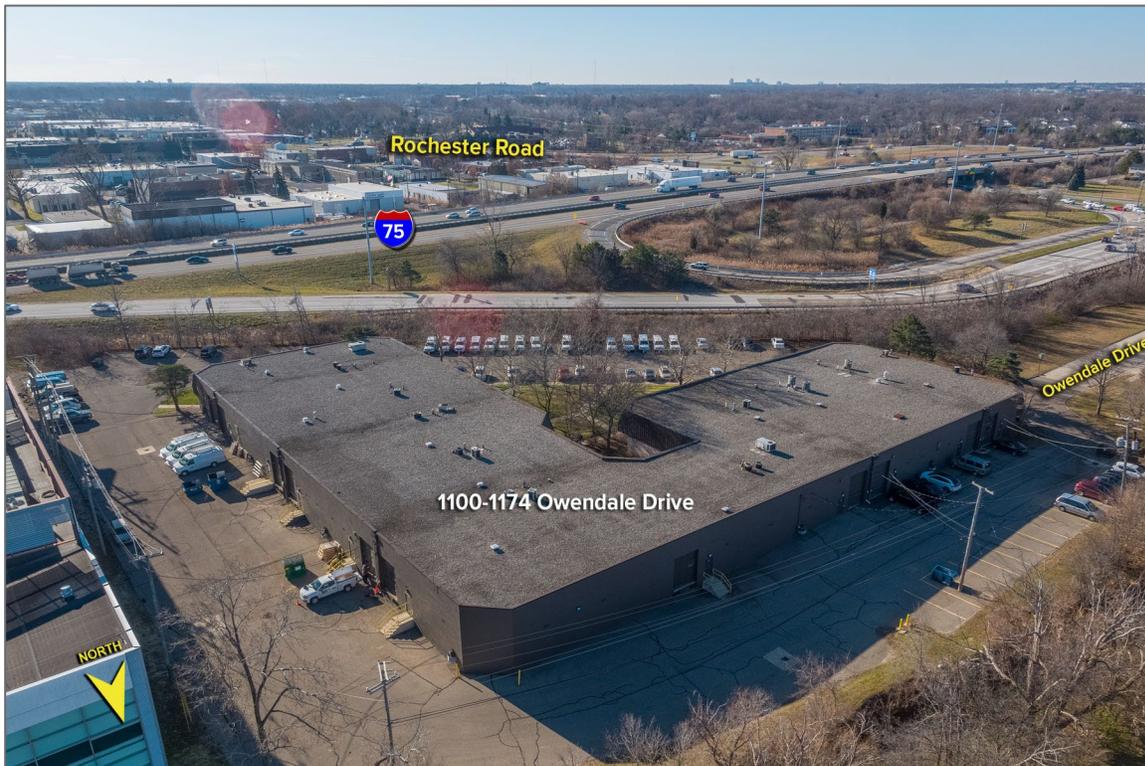
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1100-1174 Big Beaver



1100 Owendale

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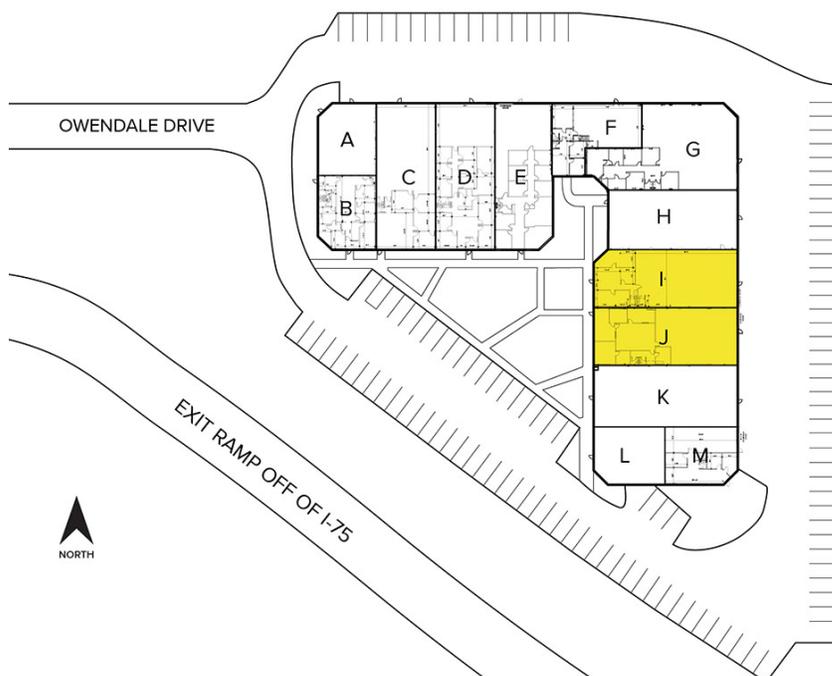
## Industrial For Lease

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Square Feet  
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### Site Plan

AVAILABILITY				
SUITE	TOTAL SF & OFFICE SF	GLD/DOCKS	RATE	AVAILABLE
I	4,000/1,200	0/1	\$8.50 NNN	Immediately
J	4,000/1,500	0/1	\$8.50 NNN	Immediately
1154	3,798/To Suit	0/1	\$8.50 NNN	Immediately

NNN = \$2.50/sq. ft.



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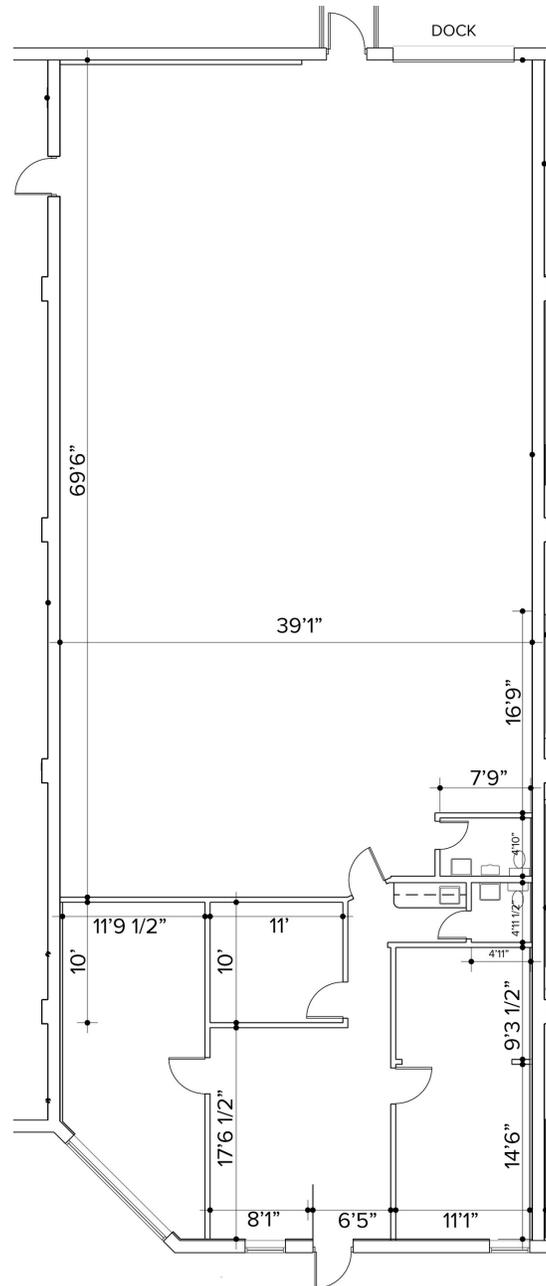
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## Floor Plan

### AVAILABILITY

SUITE	TOTAL SF & OFFICE SF	GLD/DOCKS	RATE	AVAILABLE
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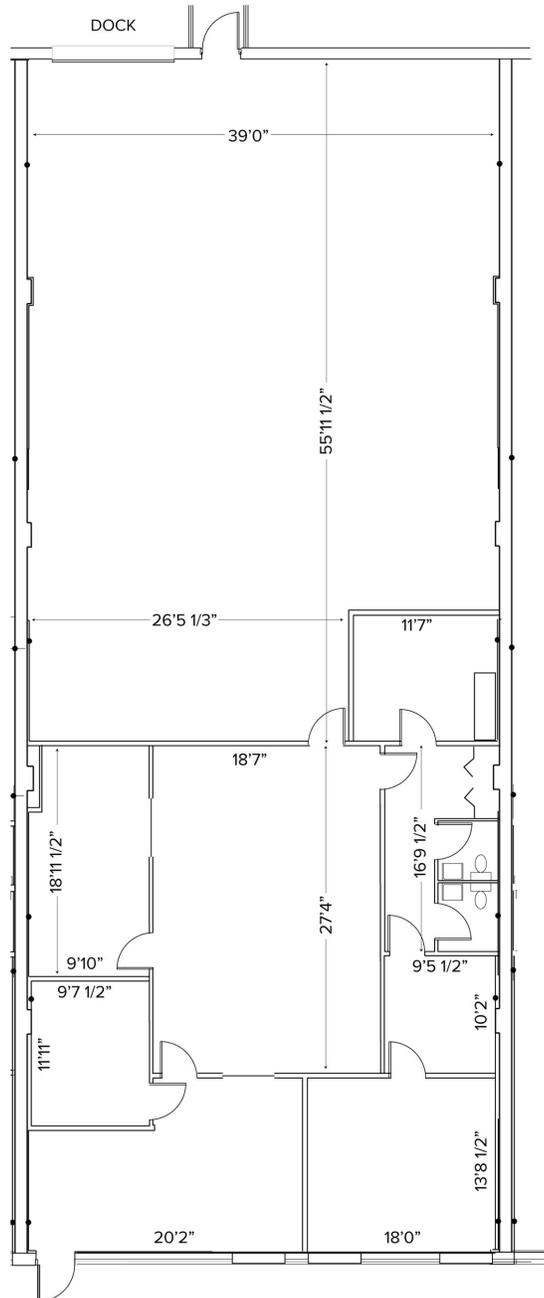
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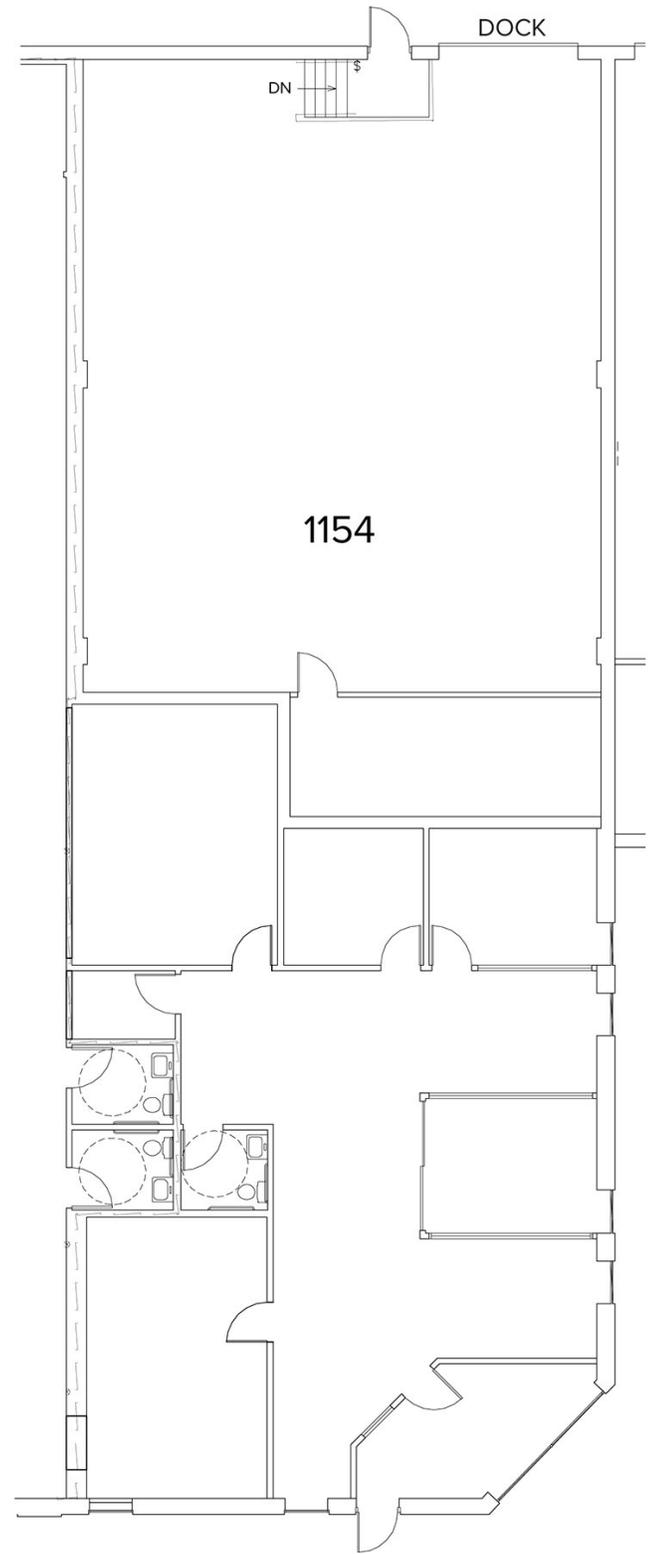
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### Interior Photos – Suite 1154



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