



## Industrial For Lease

**Property Name:**  
**Location:** 317-333 Park Street  
**City, State:** Troy, MI  
**Cross Streets:** N. Main Street  
**County:** Oakland  
**Zoning:** IB

### BUILDING SIZE / AVAILABILITY

<b>Total Building Sq. Ft.:</b>	33,163	<b>Building Type:</b>	Built	<b>Mezzanine:</b>	N/A
<b>Available Sq. Ft.:</b>	7,442	<b>Available Shop Sq. Ft.:</b>	4,942	<b>Office Dim:</b>	N/A
		<b>Available Office Sq. Ft.:</b>	2,500	<b>Shop Dim:</b>	N/A

### PROPERTY INFORMATION

<b>Clear Height:</b>	18'	<b>Multi-Tenant:</b>	Yes	<b>Year Built:</b>	1969
<b>Grade Level Door(s):</b>	1: 12 x 10	<b>Rail:</b>	No	<b>Sprinklers:</b>	No
<b>Truckwells or Docks:</b>	0	<b>Security:</b>	No	<b>Signage:</b>	N/A
<b>Exterior Construction:</b>	Masonry	<b>Interior:</b>	N/A	<b>Exterior:</b>	N/A
<b>Structural System:</b>	N/A	<b>Lighting:</b>	N/A	<b>Roof:</b>	N/A
<b>Air-Conditioning:</b>	Yes	<b>Bay Sizes:</b>	N/A	<b>Floors:</b>	N/A
<b>Heating:</b>	Yes	<b>Restrooms:</b>	Yes	<b>Floor Drains:</b>	No
<b>Availability:</b>	June 2026	<b>Cranes:</b>	No	<b>Acreage:</b>	2.080
<b>Power (Amps/Volts):</b>	N/A	<b>Parking:</b>	48, Surface	<b>Land Dimensions:</b>	N/A

### PRICING INFORMATION

<b>Lease Rate:</b>	\$11.50	<b>Mthly Rate:</b>	N/A	<b>TD:</b>	N/A
<b>Lease Type:</b>	Gross	<b>Taxes:</b>	\$16,540.33 (2024/25)	<b>Deposit:</b>	N/A
<b>Lease Term:</b>	3 Year(s)	<b>Parcel #:</b>	88-20-34-176-015	<b>Assessor #:</b>	N/A
		<b>Imprv Allow:</b>	N/A	<b>Options:</b>	N/A

**Tenant Responsibility:** N/A

### COMMENTS

Flex office/warehouse space featuring a large office build-out, warehouse area with 1 overhead door, and a mezzanine for added storage or workspace. Desirable Troy location with excellent access to major corridors. Perfect for professional services, light distribution, tech firms, and growing businesses seeking a well-located, move-in-ready flex space. Contact Brokers for additional information.



**Broker:** SIGNATURE ASSOCIATES

#### Agent(s):

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