



Industrial For Lease

Property Name: Marque - Troy Corporate Center
Location: 395-407 Elmwood Drive, Unit: #401
City, State: Troy, MI
Cross Streets: Rochester & Maple Roads
County: Oakland
Zoning: Industrial

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 18,048	Building Type: Built	Mezzanine: N/A
Available Sq. Ft.: 3,770	Available Shop Sq. Ft.: 3,520	Office Dim: N/A
	Available Office Sq. Ft.: 250	Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 16'	Multi-Tenant: Yes	Year Built: 1980
Grade Level Door(s): 1: 12 x 12	Rail: No	Sprinklers: No
Truckwells or Docks: 0	Security: Yes	Signage: Marquee
Exterior Construction: Block	Interior: N/A	Exterior: N/A
Structural System: Steel/Block	Lighting: Fluorescent	Roof: N/A
Air-Conditioning: Office	Bay Sizes: N/A	Floors: 6"
Heating: Gas Forced Air	Restrooms: Yes	Floor Drains: No
Availability: May 2026	Cranes: No	Acreage: N/A
Power (Amps/Volts): 240 Volts	Parking: Ample	Land Dimensions: N/A

PRICING INFORMATION

Lease Rate: \$10.95	Mthly Rate: \$3,440.13/mo	TD: N/A
Lease Type: Gross	Taxes: N/A	Deposit: N/A
Lease Term: N/A	Parcel #: 20-34-178-001	Assessor #: N/A
	Imprv Allow: N/A	Options: N/A

Tenant Responsibility: N/A

COMMENTS

Broker: SIGNATURE ASSOCIATES

Agent(s):

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