



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

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

PROPERTY INFORMATION

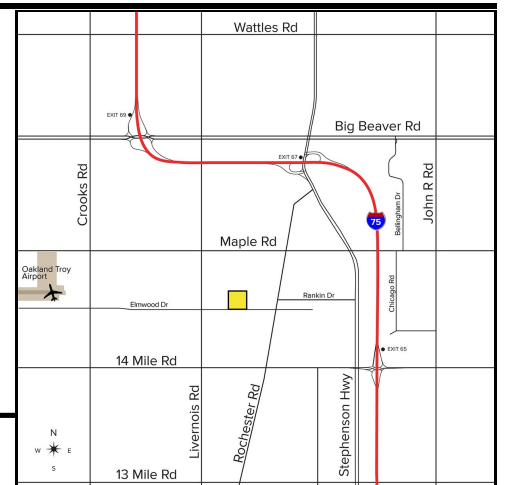
Multi-Tenant:	Yes	Year Built:	1980
Clear Height:	16'	Rail:	No
Grade Level Door(s):	1: 12 x 12	Security:	Yes
Truckwells or Docks:	0	Interior:	N/A
Exterior Construction:	Block	Lighting:	Fluorescent
Structural System:	Steel/Block	Bay Sizes:	N/A
Air-Conditioning:	Office	Restrooms:	Yes
Heating:	Gas Forced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

PRICING INFORMATION

Lease Rate:	\$11.25	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):

Kris Pawlowski, (248) 359-3801, kpawlowski@signatureassociates.com
 John Droze, (248) 948-4191, jdroze@signatureassociates.com