



Industrial For Lease

Property Name: Troy Corporate Center 447 Elmwood Drive Location:

City, State: Troy, MI

Cross Streets: Rochester & Maple Roads

County: Oakland Zoning: Industrial

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	500
Total Building Sq. Ft.:	4,650	Available Shop Sq. Ft.:	2,650	Office Dim:	N/A
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PROPERTY INFORMA	ATION	Freestanding:	Year Built:	1972	
Clear Height:	16'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	2: 12 x 14	Security:	Yes	Signage:	Yes
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Block	Lighting:	Fluorescent	Roof:	N/A
Structural System:	Steel/Block	Bay Sizes:	N/A	Floors:	6"
	0.00		_		

Air-Conditioning: Office Restrooms: Floor Drains: No 3 Heating: Gas Forced Air Cranes: No Lot Size: 0.390 acre(s)

Land Availability: Immediately Parking: Ample

Dimensions: Irregular Power (Amps/Volts): 240 Volts

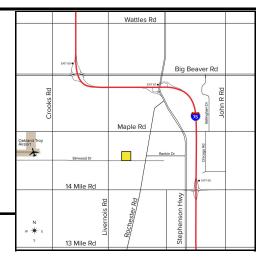
PRICING INFORMATION

Lease Rate: \$12.95 Mthly Rate: N/A TD: N/A Lease Type: Gross Taxes: \$5,458.78 (2024) Deposit: 1 Month Lease Term: 5-10 Year(s) Parcel #: 20-34-178-008 Assessor #: N/A Imprv Allow: N/A **Options** N/A

Tenant Responsibility: N/A

COMMENTS

Rare freestanding building of this size. Offices were recently updated in 2023 and mezzanine in shop for additional storage.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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