



Industrial For Lease

Property Name: Troy Corporate Center
Location: 447 Elmwood Drive
City, State: Troy, MI
Cross Streets: Rochester & Maple Roads
County: Oakland
Zoning: Industrial

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 4,650
Available Sq. Ft.: 4,650

Building Type: Built
Available Shop Sq. Ft.: 2,650
Available Office Sq. Ft.: 2,000

Mezzanine: 500
Office Dim: N/A
Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 16'
Grade Level Door(s): 2: 12 x 14
Truckwells or Docks: 0
Exterior Construction: Block
Structural System: Steel/Block
Air-Conditioning: Office
Heating: Gas Forced Air
Availability: Immediately
Power (Amps/Volts): 240 Volts

Freestanding: Yes
Rail: No
Security: Yes
Interior: N/A
Lighting: Fluorescent
Bay Sizes: N/A
Restrooms: 3
Cranes: No
Parking: Ample

Year Built: 1972
Sprinklers: No
Signage: Yes
Exterior: N/A
Roof: N/A
Floors: 6"
Floor Drains: No
Lot Size: 0.390 acre(s)
Land Dimensions: Irregular

PRICING INFORMATION

Lease Rate: \$12.95
Lease Type: Gross
Lease Term: 5-10 Year(s)

Mthly Rate: N/A
Taxes: \$5,458.78 (2024)
Parcel #: 20-34-178-008
Imprv Allow: N/A

TD: N/A
Deposit: 1 Month
Assessor #: 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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