

**Asking Sale Price:**

\$6,750,000
(\$86.35/PSF)

Lease Rate:

\$7.25/SF

FOR SALE OR LEASE

Manufacturing Facility with Heavy Cranes

2400 Stephenson Highway
Troy, MI

Property Highlights

- 78,173 SF Available For Sale or Lease
 - ± 10,000 SF of Office / Can be Reduced
- 24' - 32' Clear Height
- (4) Overhead Doors 14' x 16' & 12' x 14'
- (2) Truckwells
- Heavy Power: 4,000 Amps/480 Volt Power
- Multiple Cranes Ranging from 1-ton to 50-ton
- Additional 0.96 AC Parcel of Paved Parking
- Easy Access to I-75

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Colliers Detroit

400 W 4th Street, Suite 350
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Property Description



Property Summary

Construction Type:	Block & Steel
Year Built/Renovated:	1967
Floor:	Slab
HVAC:	Office / Gas & Radiant in Warehouse
Power:	4,000 Amps/480 Volt 3-Phase
# Grade Level Doors:	4 (12' X 14') & (12' X 16')
Truckwells:	2
Parking:	180+
Building SF:	78,173
County:	Oakland
Location Type:	Suburban
Submarket:	Troy Area Central
Cross Street:	Piedmont Ave
Fire Suppression:	Throughout Office
Roof:	Flat
Airlines	Yes
Shop SF:	68,173
Office SF:	+/- 10,000

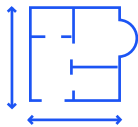
Site

Land Size (Acres):	3.7
Parcel Number:	20-26-155-015
Zoning:	M1

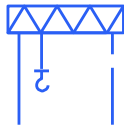
General

Utilities:	All On Site
# Parking Spaces:	180+
Sale Price:	\$6.75M
Lease Rate	\$7.25/SF NNN

Property Highlights



78,173
Total SF



Cranes
Heavy Crane Building



Grade Level
Door
4



Zoned
M-1



Bowling Alley
In Office



Lighting
LED Throughout



Sign
Monument Sign



Acres
3.7



Parking
180+ Spaces



Truckwells
2



Heavy Power

General Demographics - 5 Mile Radius



14,737
Total
Businesses



213,343
Total
Employees



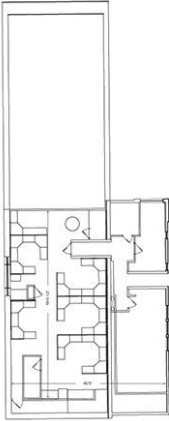
26,410 VPD
Rochester Road



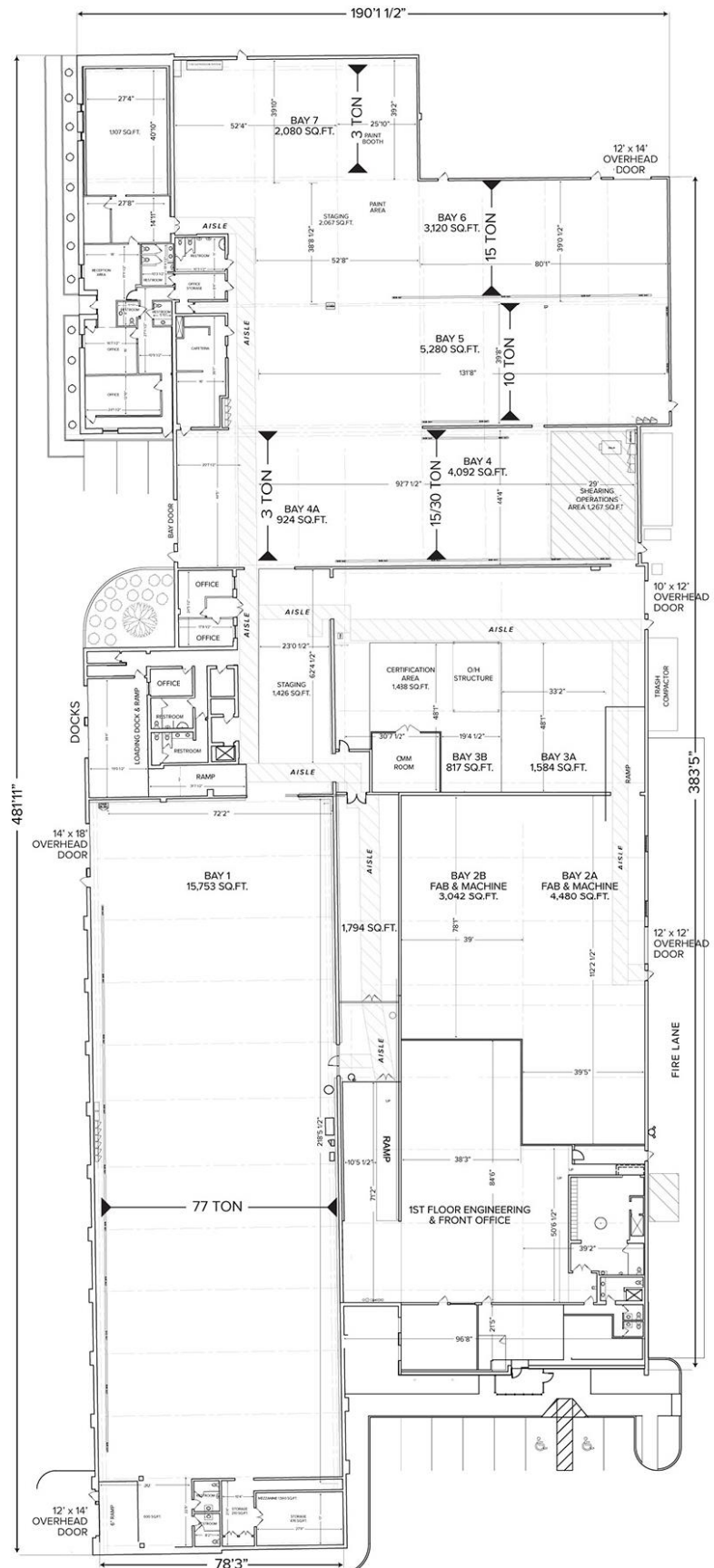
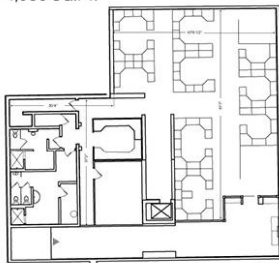
28,803 VPD
Stephenson Hwy

Floor Plan

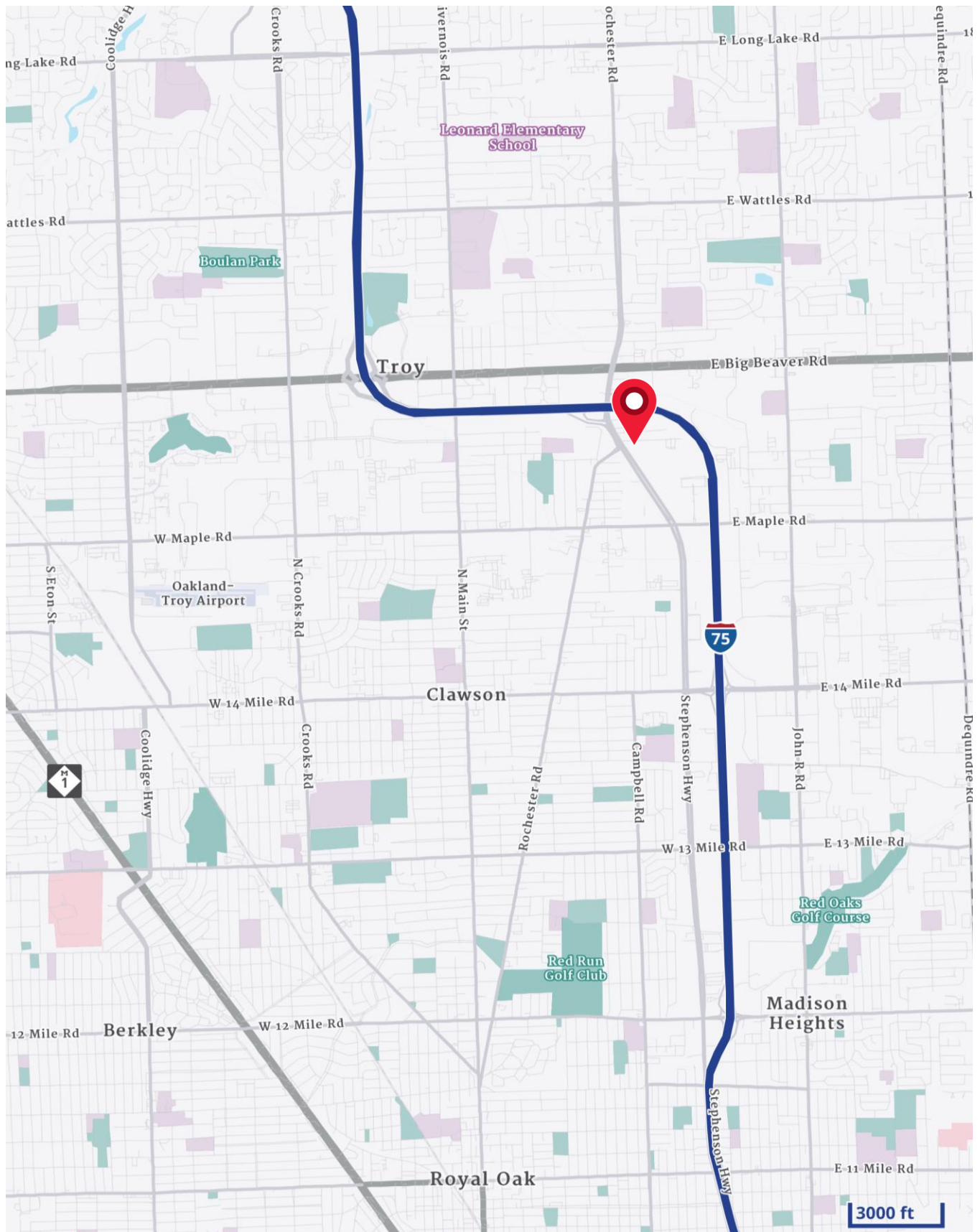
CONTROLS AREA
2,475 SQ.FT.



BOWLING ALLEY
4,086 SQ.FT.



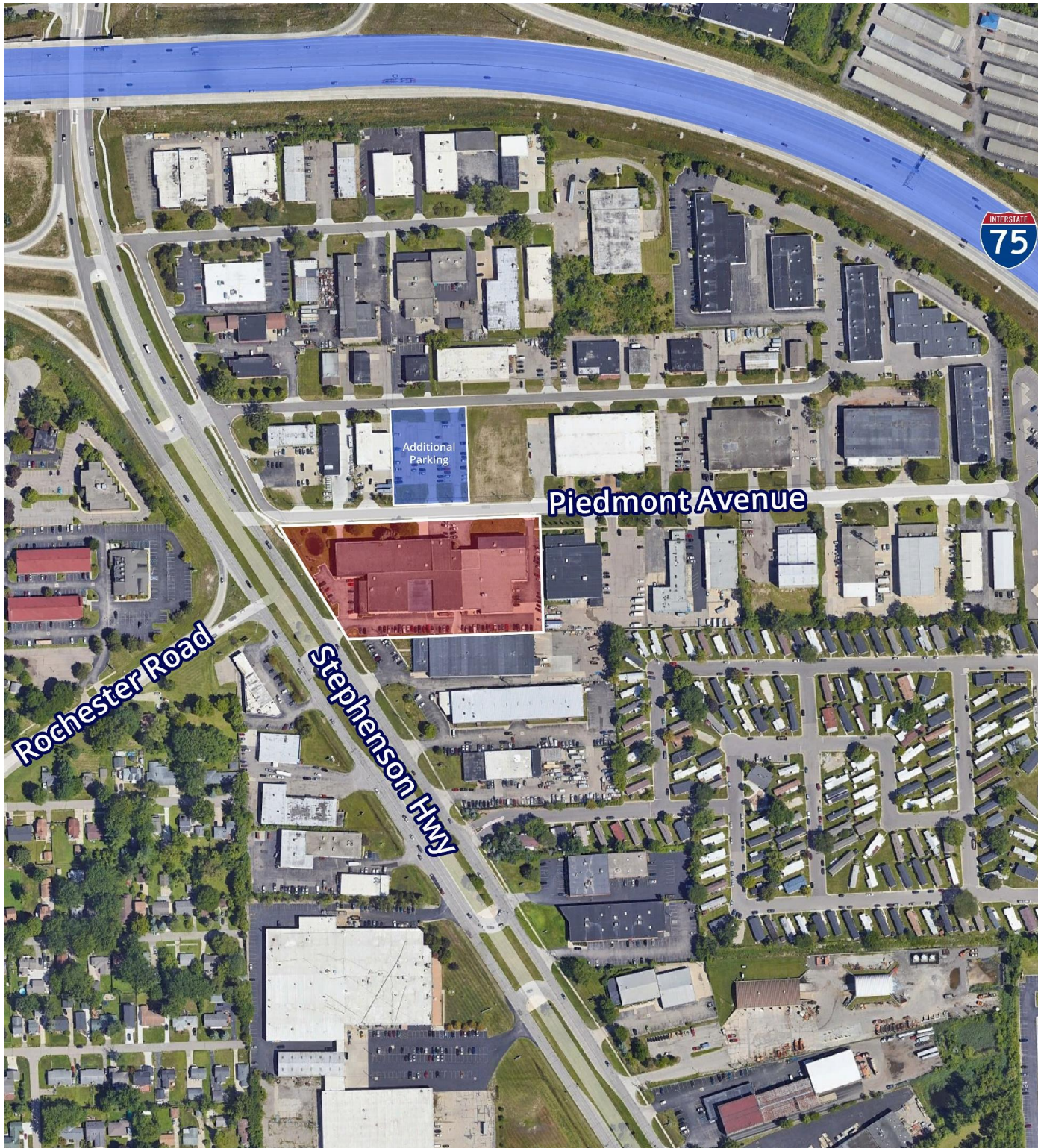
Location Map



INDUSTRIAL FOR SALE OR LEASE

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Property Aerial



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*We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it.
All information should be verified prior to purchase and/or lease.*