

**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
Royal Oak, MI 48067
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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

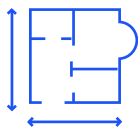
Utilities: All On Site

Parking Spaces: 180+

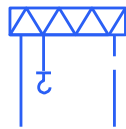
Sale Price: \$6.75M

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

INDUSTRIAL FOR SALE OR LEASE

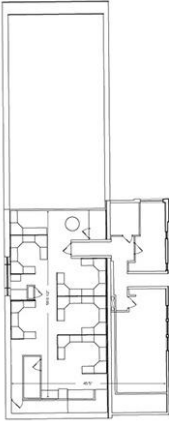
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Exterior Photos

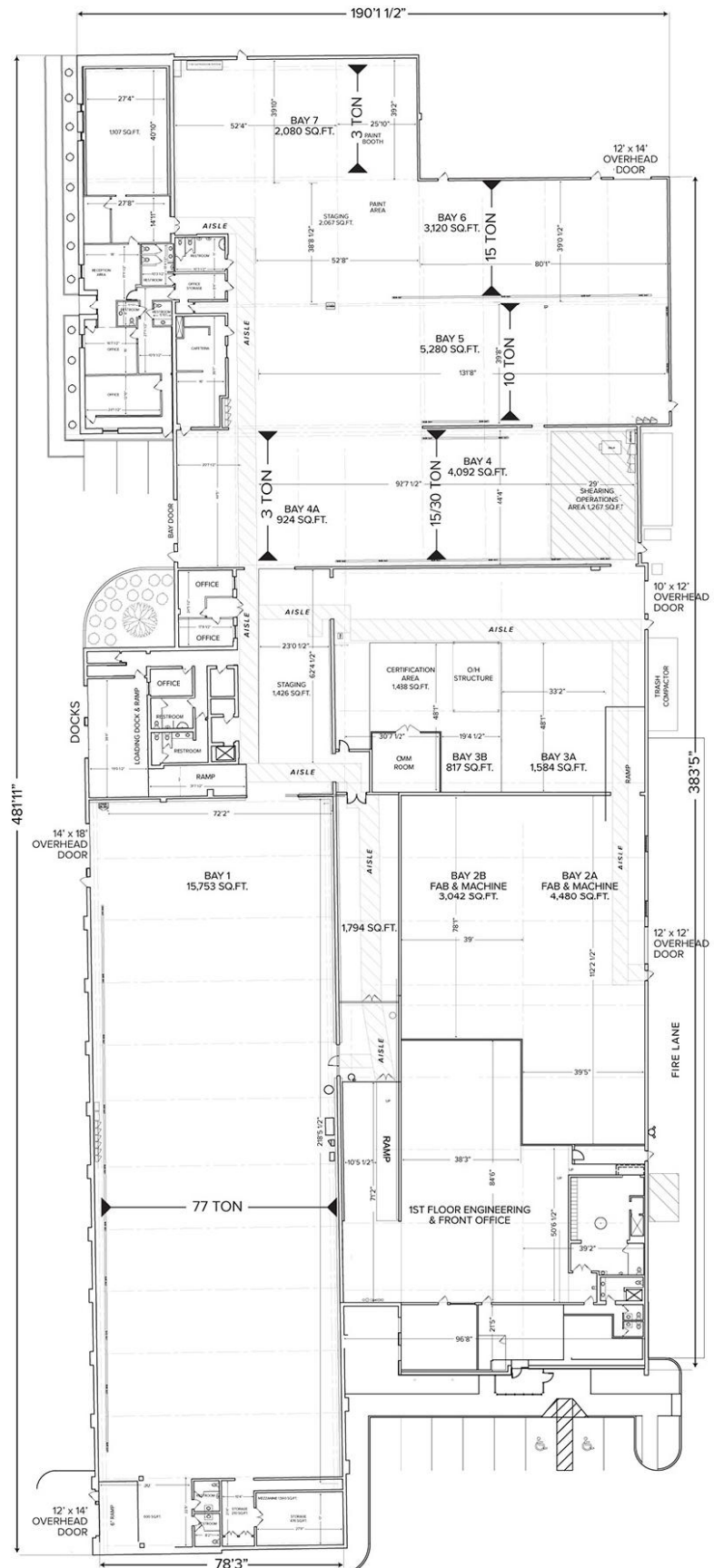
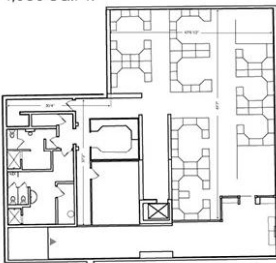


Floor Plan

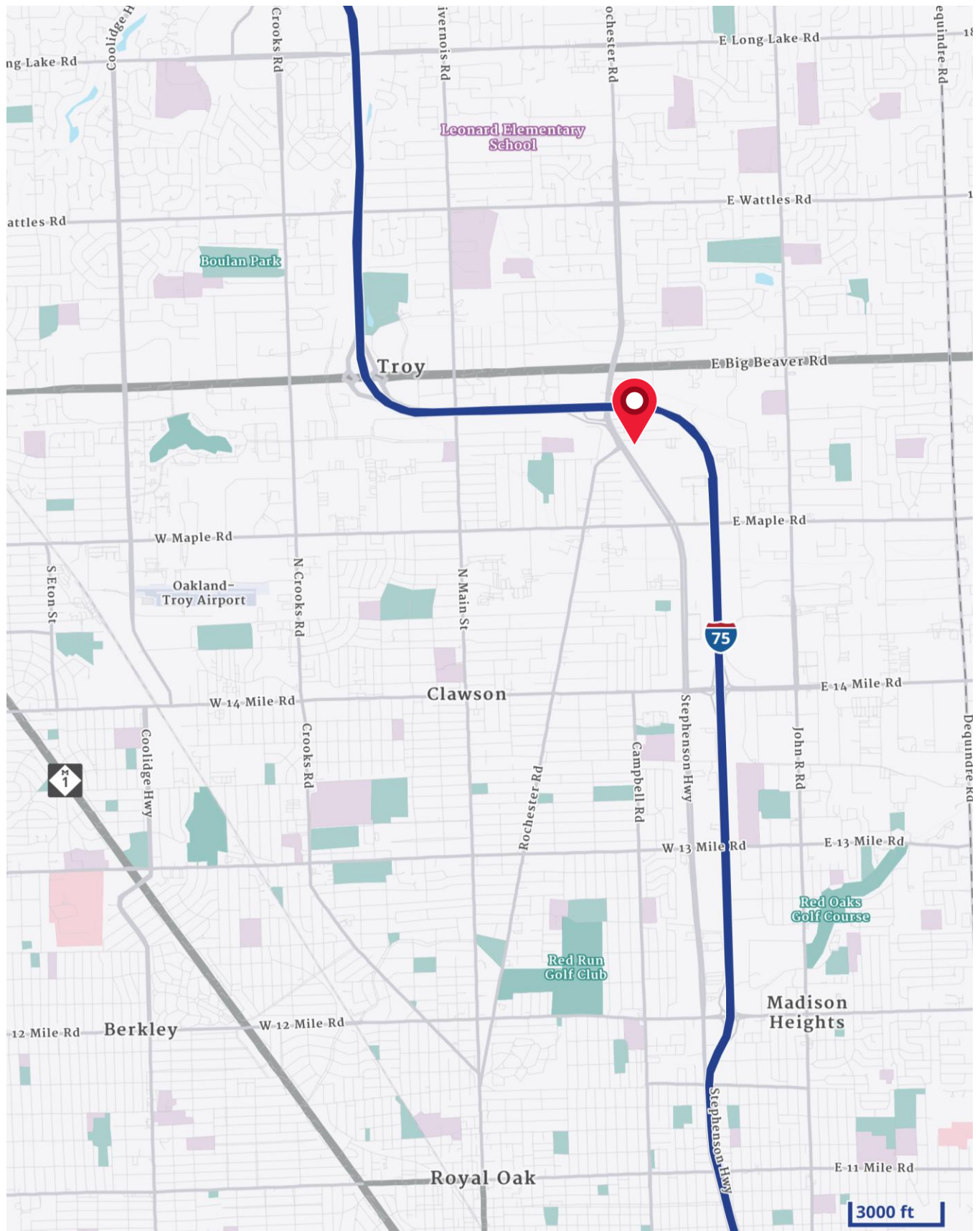
CONTROLS AREA
2,475 SQ.FT.



BOWLING ALLEY
4,086 SQ.FT.



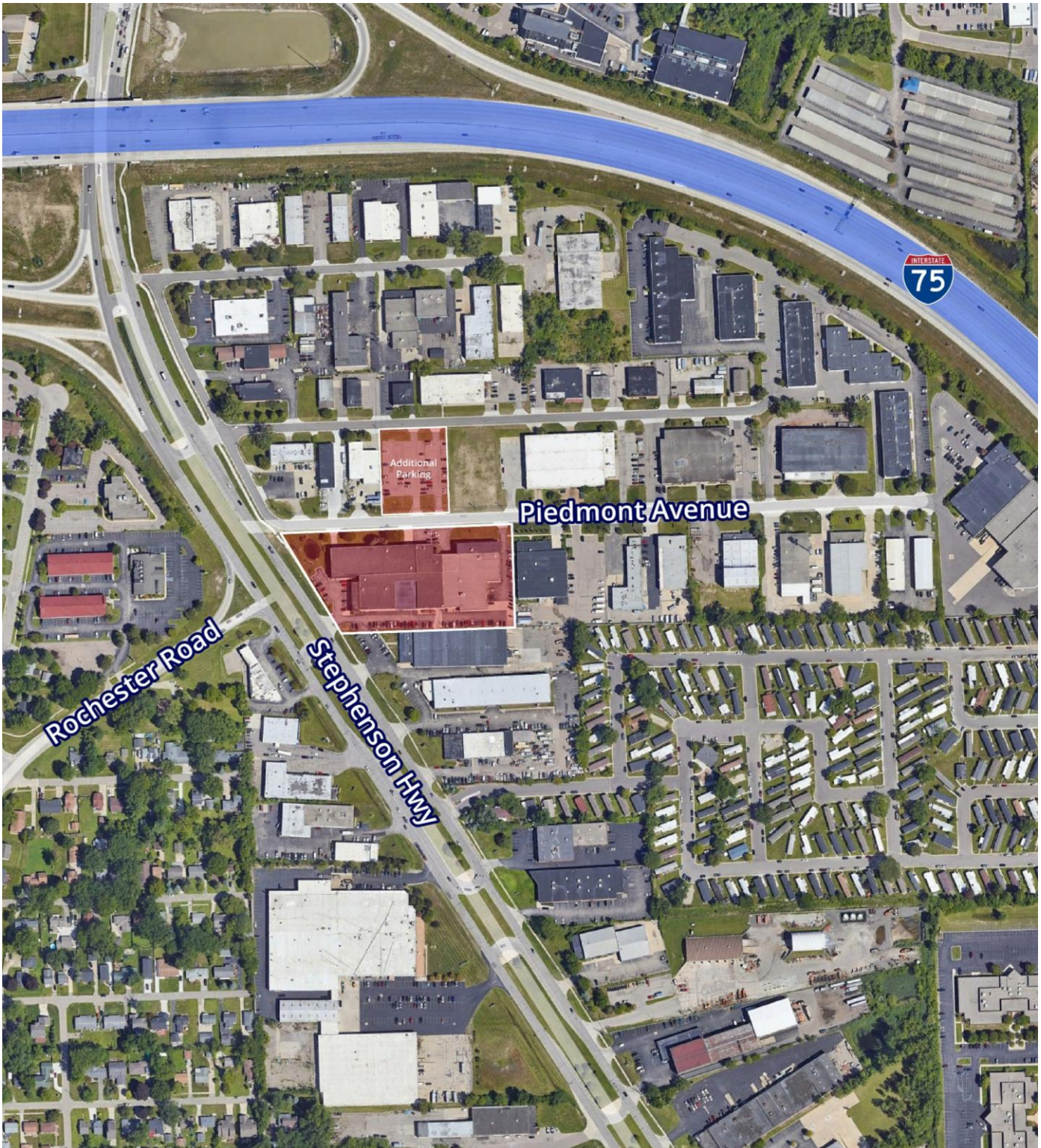
Location Map



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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.*