



Asking Lease Rate:
\$8.50/SF/YR NNN

FOR LEASE

980 Chicago Road Troy, MI

Industrial Space Available

Property Highlights

- 14,280 SF on 1.09 Acres
- ±50% Office (As Built) With Potential to Reduce to 2,300 SF (Box-on-Box)
- 17' Clear Ceiling Height
- Two (2) 12' x 14' Grade Level Doors
- Fully Air Conditioned
- Zoned IB (Integrated Industrial Business District)
- Corner Lot / Drive Around Capability
- Quick Access to I-75 via 14 Mile Road/Rochester Road

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Building Specifications



Highlights

- Corner Lot – Drive Around Capability
- Quick Access to I-75 via 14 Mile Road/Rochester Road
- Integrated Industrial Business District Zoning (IB)

Financials

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Annual Property Taxes:

2025 Summer \$13,532.32

2025 Winter \$578.24

Property Taxes PSF: \$0.99

Gross SF: 14,280

Office SF: ±50% (As Built)

Warehouse SF: 7,000

Year Built: 1985

Construction: Brick/Block

Clear Ceiling Height: 17'

Grade Level Doors: Two (2) 12' x 14'

Bay Size: 50'

Power: Heavy – 480V

HVAC: Fully Air Conditioned

Sprinklers: No

Zoning: Integrated Industrial Business District (IB)

Parking: 27 Spaces

Parcel ID: 88-20-35-226-043

Acreage: 1.09 Acres

Crossroads: Chicago Road / Technology Drive

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Exterior Photos



Interior Photos

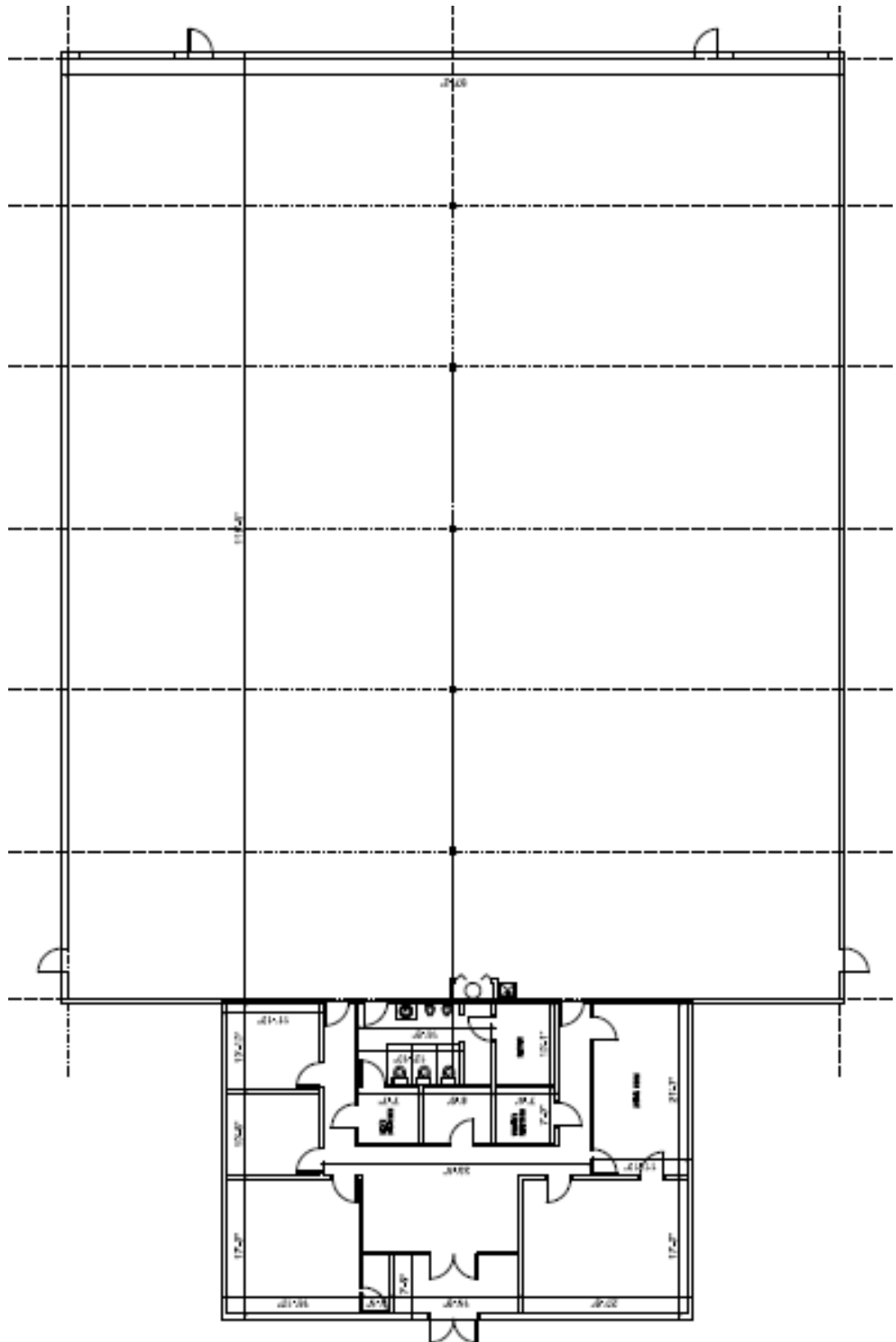


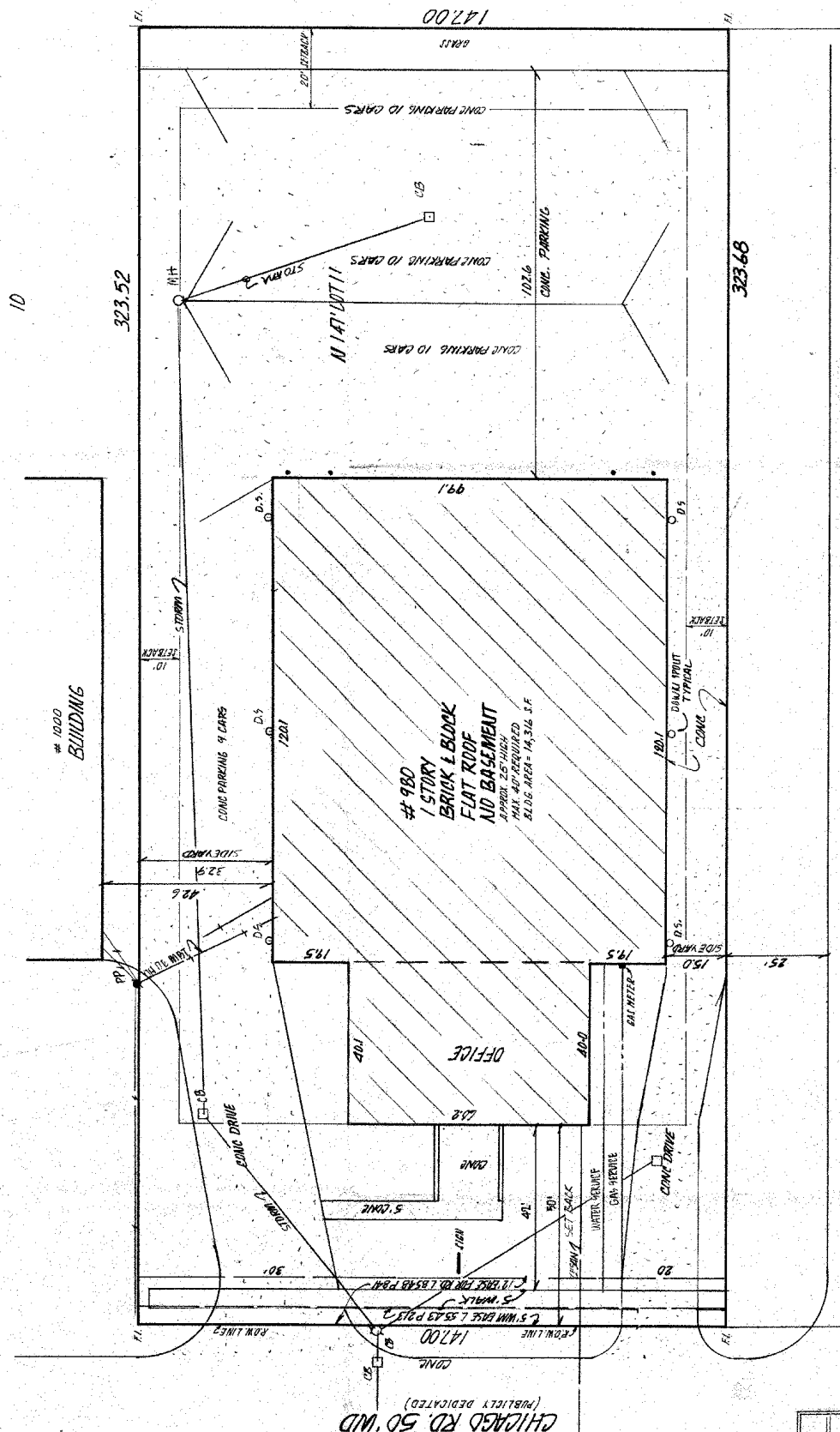
Interior Photos



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Sample Demo Plan





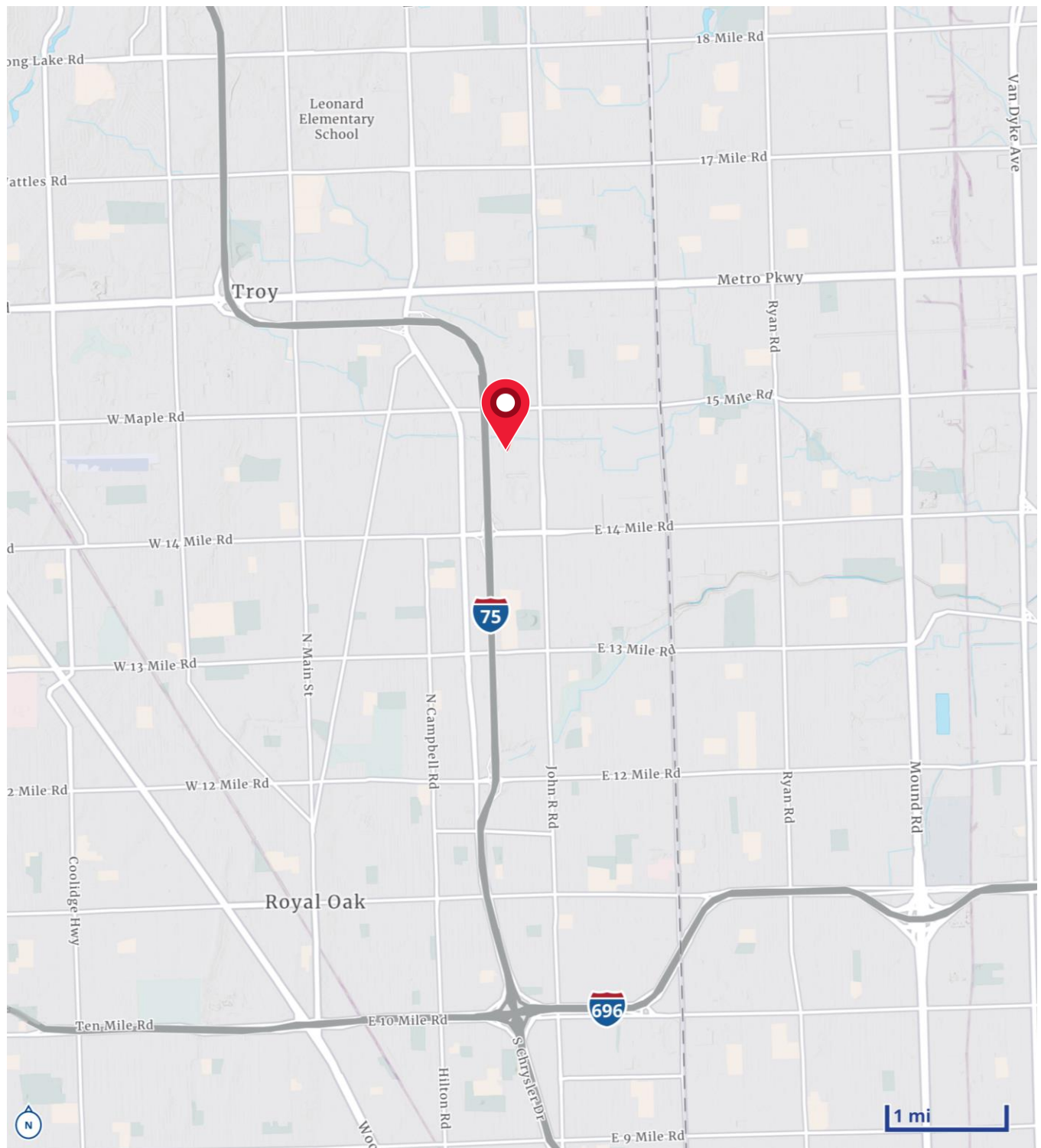
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Property Aerial



Location Map



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