

INDUSTRIAL PROPERTY FOR LEASE

6,000 SF of Industrial Space w/
4,350 SF Office & Outside Storage

33333 DEQUINDRE RD
TROY, MI 48083



- 6,000 SF
- 4,350 SF office w/ 1,650 SF shop
- +/- .25 acre fenced outdoor storage lot
- One (1) 12 x 14' door



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**OFFERING SUMMARY**

Available SF:	6,000 SF
Building Size:	12,000 SF
Lease Rate:	\$9.40 SF/yr (MG)
Zoning:	Lt Ind
Year Built:	1997
Lot Size:	2.25 Acres
Market:	Troy
Submarket:	Troy Area East Industrial
Traffic Count:	33,116

PROPERTY OVERVIEW

6,000 SF of industrial space available for lease in Troy with a 4,350 SF office and 1,650 SF shop. There are 9 offices, 3-cubes, 1 conference room, 1 kitchenette, 400 amp/220 volt power, one (1) 12' x 14' door and a trench drain. Ideal for a contractor that requires outdoor storage as there is a .25 acre fenced-in lot! Gross rate includes taxes, insurance, and outside storage lot.

LOCATION OVERVIEW

Located on the west side of Dequindre Road, north of 14 Mile Rd. in Troy. Conveniently located minutes from I-75 and I-696

PROPERTY HIGHLIGHTS

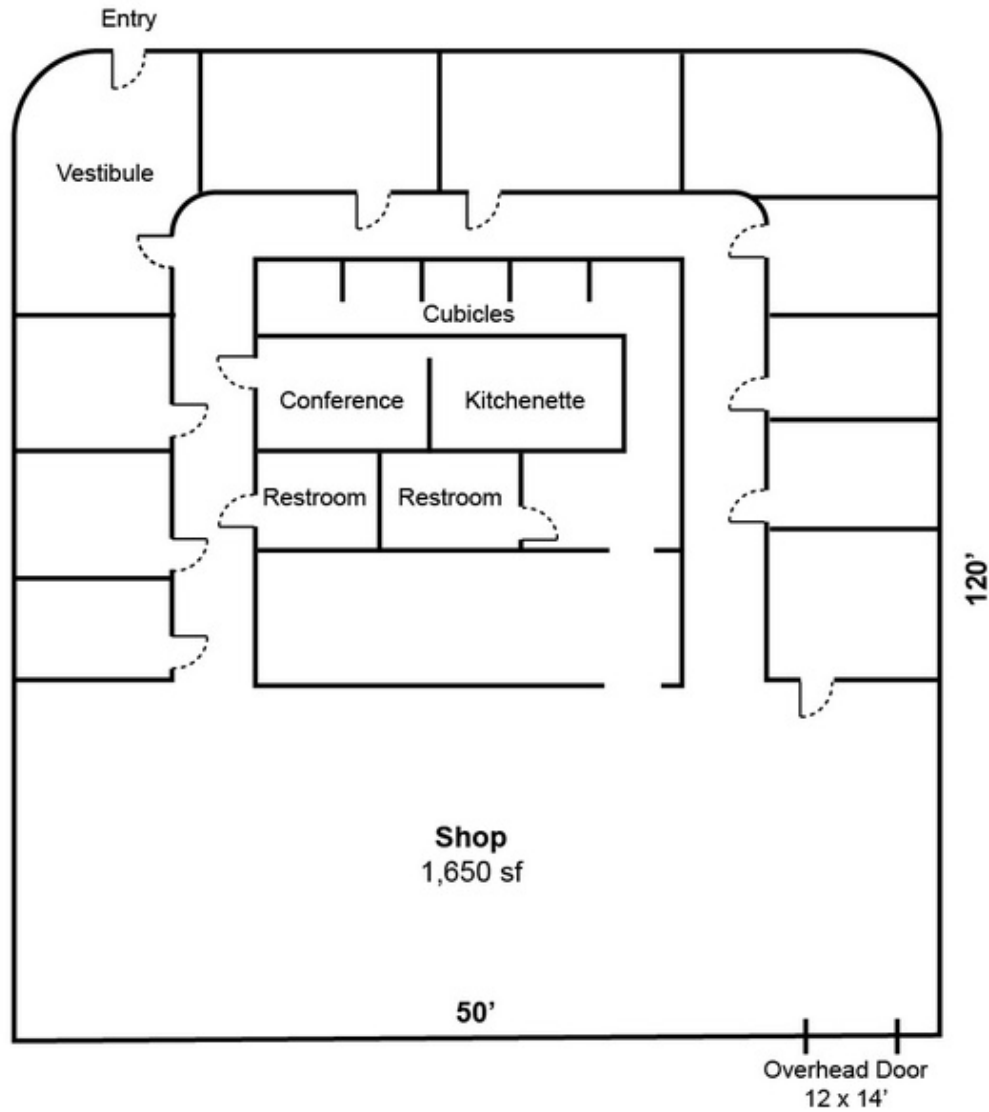
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// INDUSTRIAL DETAILS

PROPERTY TYPE:	Industrial
LEASE RATE:	\$9.40 SF/yr (MG)
AVAILABLE SPACE:	6,000 SF
SHOP SF:	1,650 SF
OFFICE SF:	4,350 SF
MEZZANINE	600 SF
AVAILABILITY	August - September, 2020
ZONING:	Lt Ind
LOT SIZE:	2.25 AC
CLEAR HIEGHTS:	18'
GRADE LEVEL DOORS:	One (1) 14' x 12'
POWER:	400 Amp/220 Volt
CRANES:	No
HEAT TYPE:	Tube Radiant
AIR CONDITIONED:	Office
CONSTRUCTION TYPE	Brick/Block
YEAR BUILT / RENOVATED:	1997/2020
FENCED YARD:	Yes, .25-acre lot
FLOOR DRAIN	Yes, Trench Drain
LIGHTING	Flourescent
PARKING	15 Spaces
TAXES:	Landlord pays





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26555 Evergreen Road, Suite 1500 • Southfield, MI 48076

FOR MORE INFORMATION CONTACT:

JOHN T. ARTHURS Principal
johna@pacommercial.com (P) 248.663.0506 (C) 248.563.3225

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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// ADDITIONAL PHOTOS





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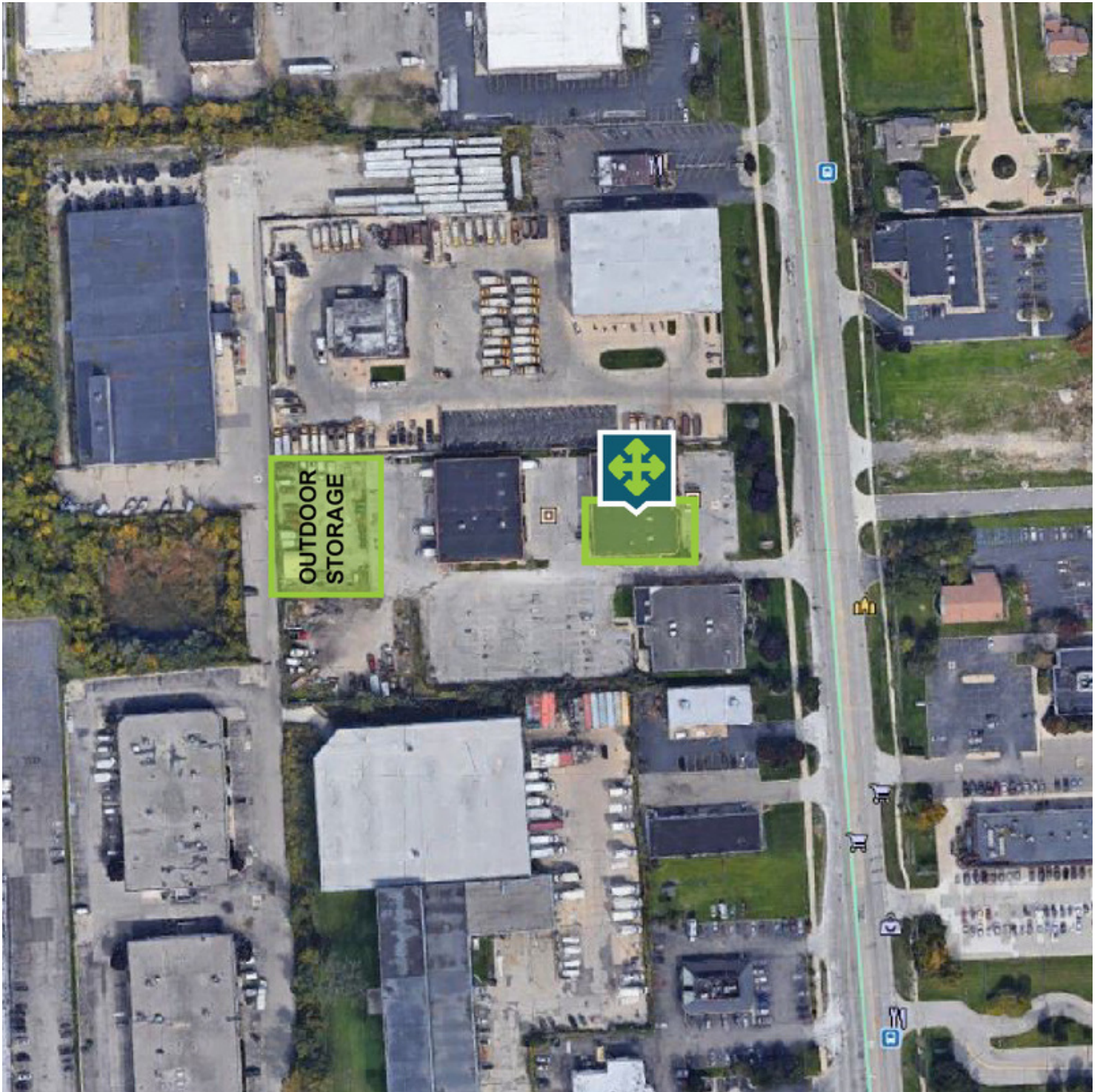
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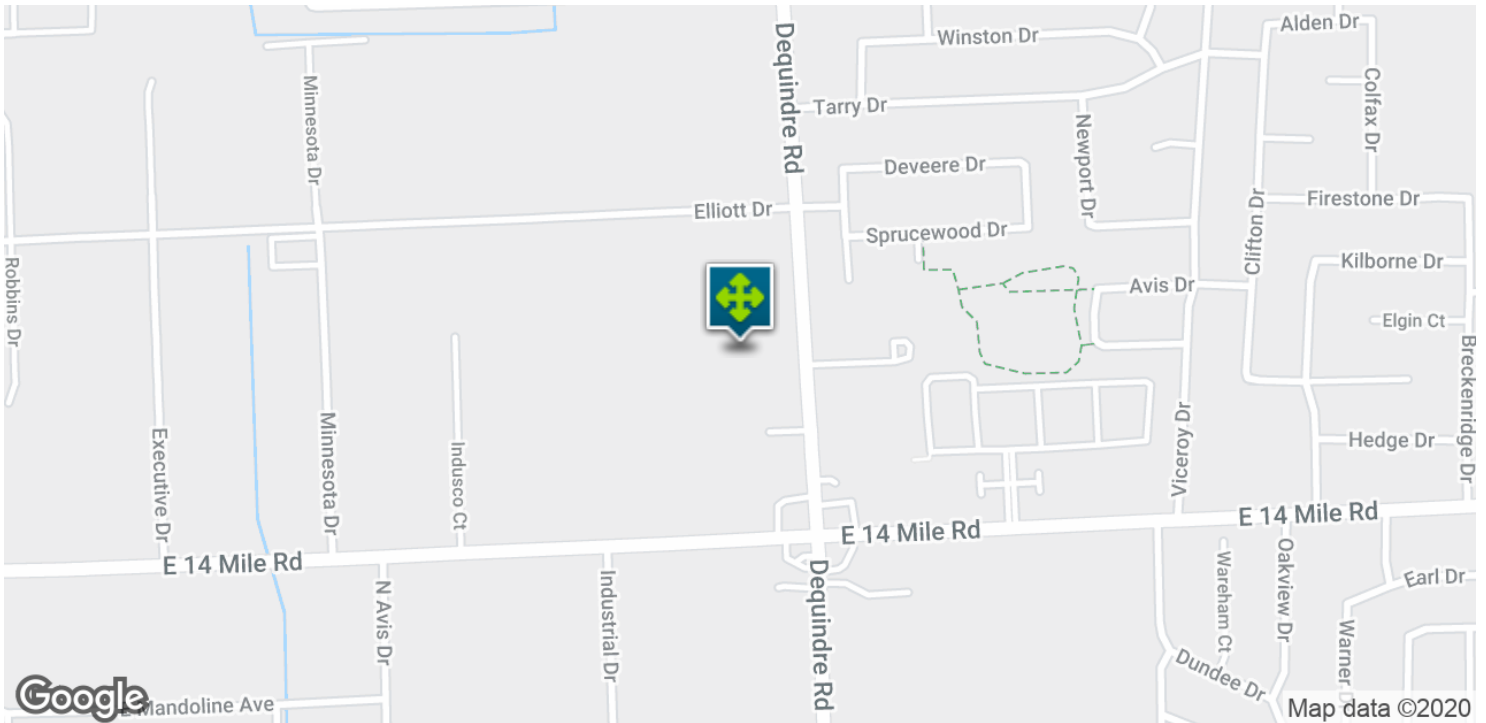
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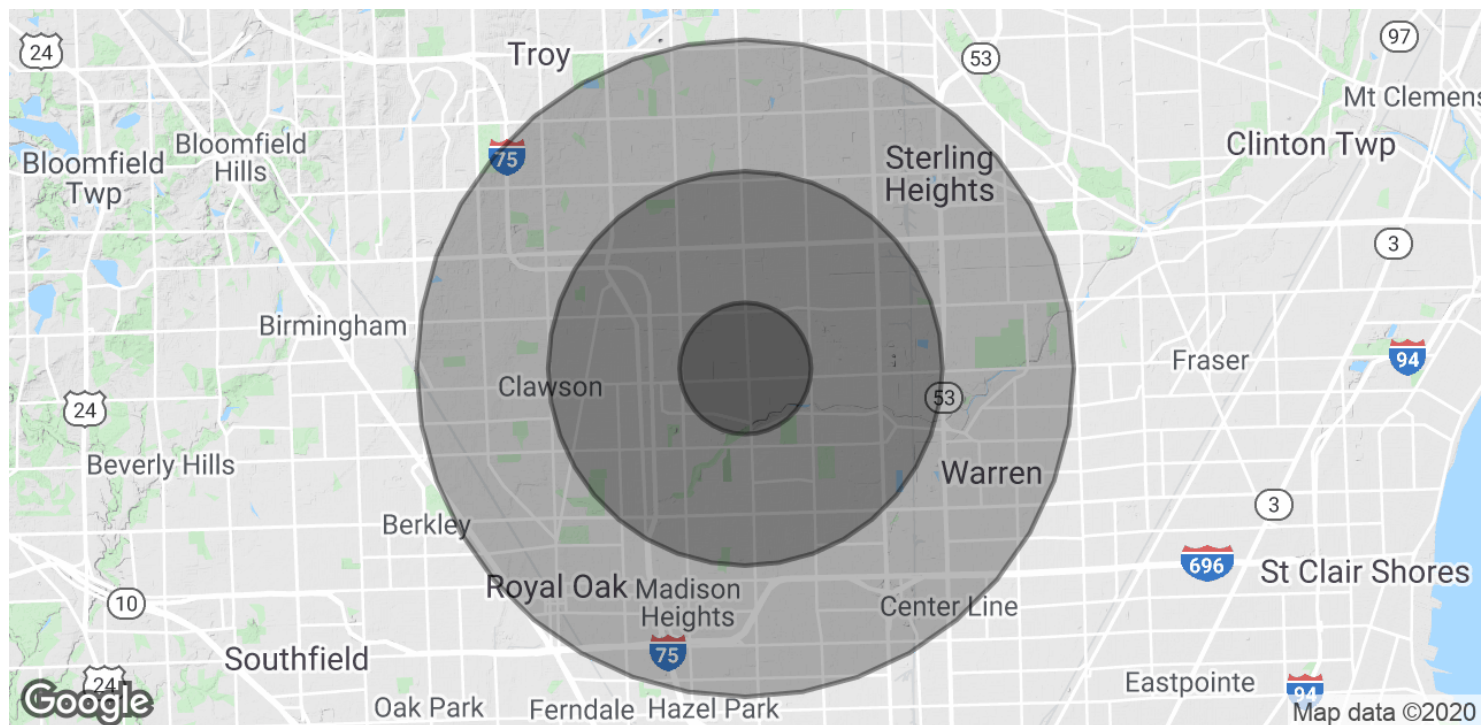
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33333 DEQUINDRE RD, TROY, MI

// LOCATION MAPS



**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	11,591	107,103	279,859
Average age	37.5	39.8	39.6
Average age (Male)	35.2	38.3	38.2
Average age (Female)	42.0	41.9	41.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,793	42,103	113,515
# of persons per HH	2.4	2.5	2.5
Average HH income	\$51,576	\$62,525	\$66,905
Average house value	\$172,000	\$172,608	\$182,401

* Demographic data derived from 2010 US Census