



Industrial For Lease

Property Name:
Location: 500 W. Long Lake Road
City, State: Troy, MI
Cross Streets: Crooks Rd./I-75
County: Oakland
Zoning: IB

BUILDING SIZE / AVAILABILITY

Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	139,997	Available Shop Sq. Ft.:	60,000 - 130,000
Available Sq. Ft.:	60,000 - 139,997	Available Office Sq. Ft.:	9,997
		Office Dim:	N/A
		Shop Dim:	N/A

PROPERTY INFORMATION

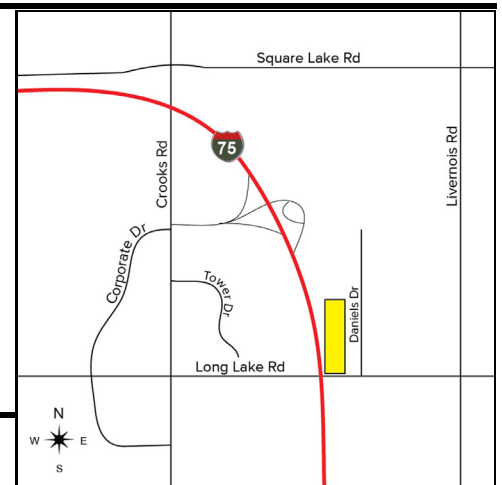
Freestanding:	Yes	Year Built:	1978 (Retrofit: 1999)
Clear Height:	20'	Rail:	No
Grade Level Door(s):	3: 12 x 14	Security:	Yes
Truckwells or Docks:	7	Interior:	Yes
Exterior Construction:	Block/Brick	Lighting:	T-5 Fluorescent
Structural System:	Steel/Block	Bay Sizes:	N/A
Air-Conditioning:	Office	Restrooms:	6
Heating:	Radiant/GFA	Cranes:	Yes, (1) 15-Ton
Availability:	Immediately	Parking:	Heavy
Power (Amps/Volts):	4000 Amps, 480 Volts	Roof:	Flat Rubber
		Floors:	6"
		Floor Drains:	Yes
		Acreage:	11.000
		Land Dimensions:	N/A

PRICING INFORMATION

Lease Rate:	\$4.95	Mthly Rate:	\$57,748.76	TD:	N/A
Lease Type:	NNN	Taxes:	\$67,382.28 (2016)	Deposit:	N/A
Lease Term:	N/A	Parcel #:	20-09-451-018	Assessor #:	N/A
Imprv Allow:	N/A	Options:	N/A		
Tenant Responsibility:	N/A				

COMMENTS

Unique opportunity to lease a large industrial building in North Troy. Excellent visibility with over 1,000 feet of frontage on I-75 adjacent to the Crooks Road exit. IB zoning allows for a variety of uses including industrial, office, retail and multi-family.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Clint Confer, (248) 948-0109, cconfer@signatureassociates.com