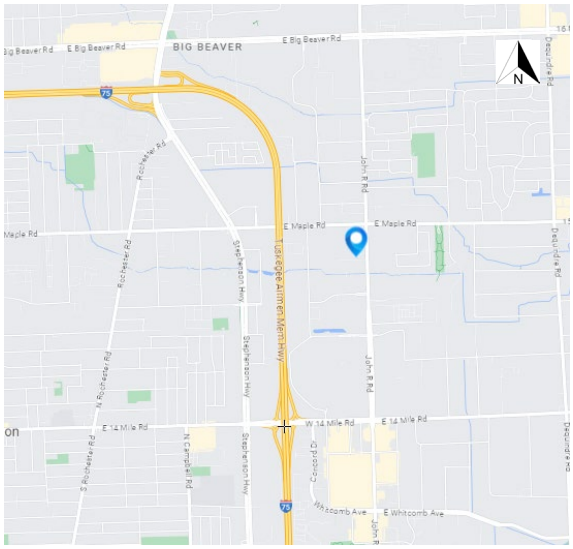
1419 John R.

Troy, MI 48083



FOR SALE

Property Highlights

- 26,876 SF which includes 2,500 SF of newly and completely renovated offices
- 2 acres includes land for expansion/outside storage
- 11 cranes / heavy power / 100% sprinklered
- 1 exterior truck well / 2 overhead doors
- Newer roof with transferable warranty
- Zoned IB (Industrial Business District) allows for a variety of uses
- Main road frontage

For information, please contact:

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INDUSTRIAL – SALE

1419 John R.
Troy, MI 48083

Total Building Size:	26,876
Total Available:	26,876
Age:	1967; 2022
Factory:	24,376
Office:	2,500
Minimum Divisible:	26,876
Zoned:	IB (Industrial Business)
Sale Price:	**$3,630,000.00**
Price Per SF:	**$135.06**
Taxes:	**$1.98/SF**

Property Details

Acreage:	2	Power:	Heavy
Frontage:	300’	Buss:	Yes
Depth:	300’	Lights:	LED
Parking:	50	Truckwell:	(1) Exterior with leveler
Expandable:	Yes	Grade Door:	(1) 12’ x 14’; (1) 14’ x 14’
Storage:	Yes	Heating:	Radiant
Clearance:	16’	A/C:	Offices
Bay Size:	40’	Sprinklered:	Yes
Lavatories:	4	Airlines:	Yes
Crane:	(3) ½ -Ton; (1) 2-Ton; (4) 3-Ton; (3) 5-Ton	Compressor:	
Underhook:	12’-5”	Floordrains:	Yes

Additional Information:

Main road (John R.) with expansion land for growth, parking, and storage. Cranes; 100% sprinklered; radiant heat; epoxy floors and so much more! Entire office area was completely renovated and has not been used. Roof replaced in 2022 with transferable warranty.

Contact Information:

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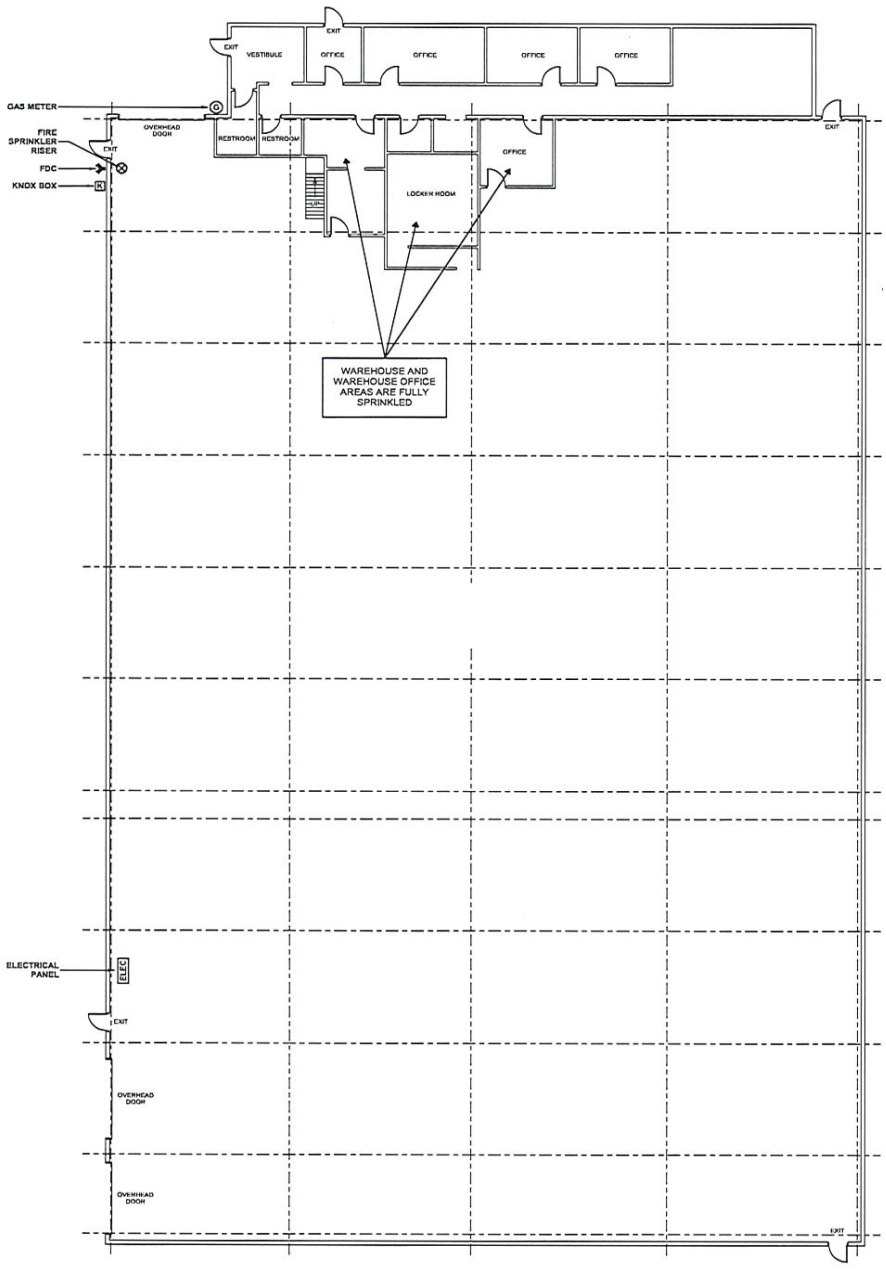
Floor Plan

1419 John R. Road
Troy, MI 48083
Bldg. Size: 26,876 SF



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Site Plan

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Troy, MI 48083
Bldg. Size: 26,876 SF

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