

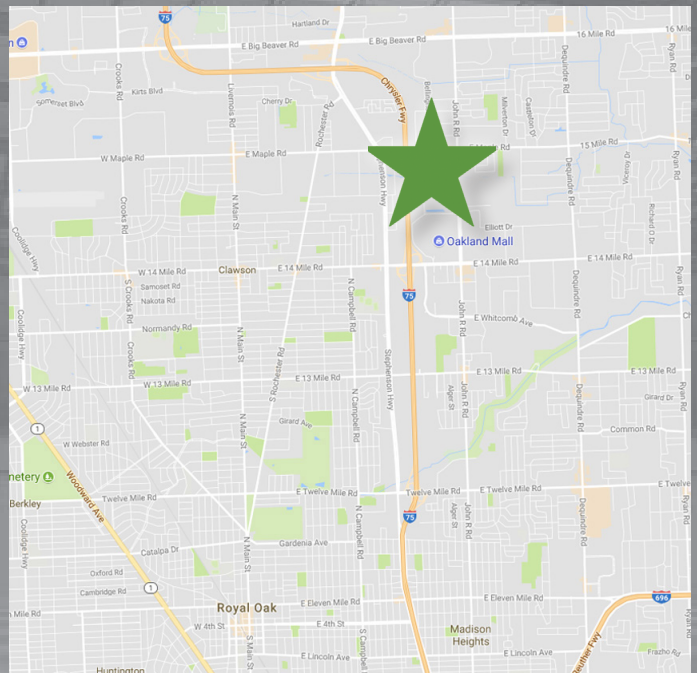


1099 Chicago Road | Troy, Michigan

1099 Chicago Road is a very unique opportunity offering exceptional I-75 visibility and additional land for expansion or development. The last remaining vacant industrial land in Troy, MI. The existing building features corporate image office space in immaculate condition and the warehouse space is perfect for R&D, light manufacturing or warehouse type uses.

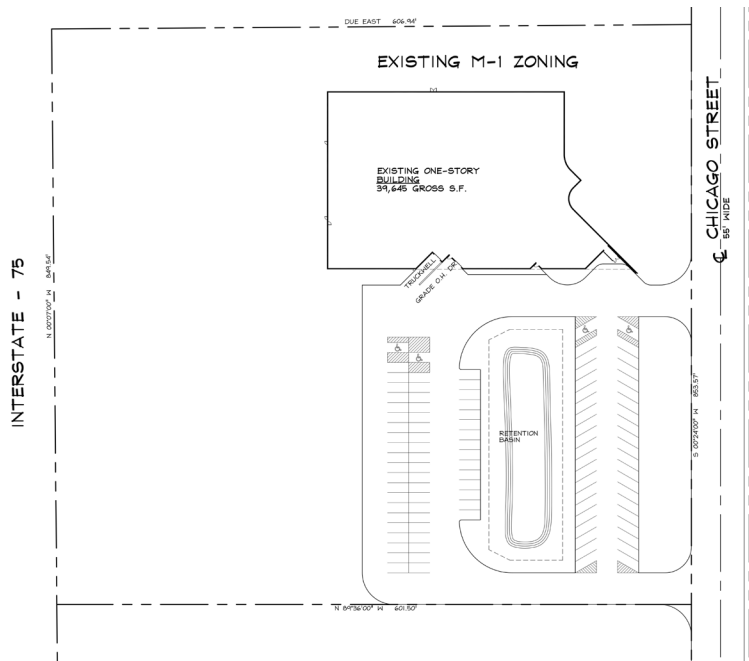
Highlights

Available Space:	40,000 SF
Land Area:	7.59 acres
Office Build-Out:	5,000 SF
Ceiling Height:	16' Clear
Sprinkler System:	High Hazard
Number of Docks:	One (1) Exterior Dock
Number of Drive-Ins:	Two (2) Drive-Ins
Car Parking:	100 Spaces (Expandable)
Electrical:	1,000a / 240v / 3p (To Be Verified)
Zoning:	Light Industrial
Warehouse Lighting:	T-5
Walls:	Masonry
Floor Thickness:	6" Concrete
Lease Rate:	\$6.95 NNN



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Site Plan



Broker Contact

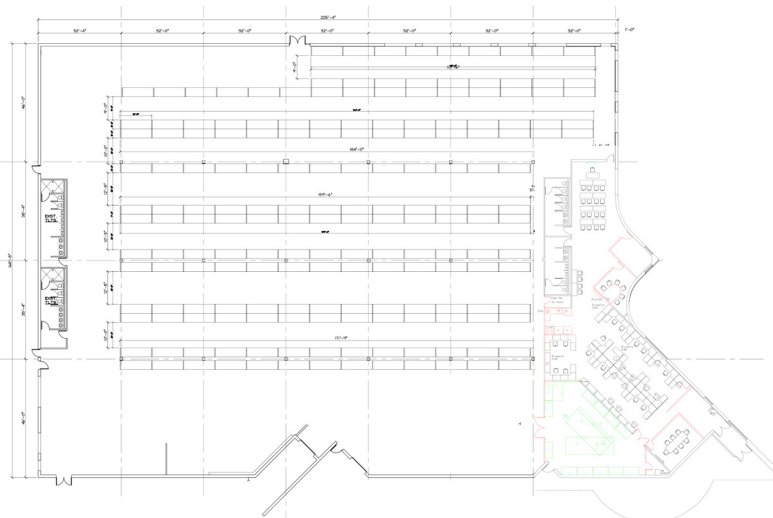
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Floor Plan



Owner Contact

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