

1735 E. FOURTEEN MILE ROAD  
TROY, MICHIGAN

## INDUSTRIAL FOR LEASE

49,290 Square Feet Available

20,800 - 28,490 Square Feet Divisible



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ASSOCIATES**  
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## PROPERTY FEATURES

- 49,290 square feet total available
- 1,475 square feet of office space
- Divisible as 20,800 sq. ft. in rear, 28,490 sq. ft. in front
- 17'9"-24' clear height
- (2) 12x14 grade level doors, (4) truckwells
- Shared use of 4 docks
- Good warehouse with parking for trucks
- Offices will be remodeled
- 20'x100' portion at 39' clear
- 140 parking spaces, extra lot to the northeast included
- Main road address, building in rear, off of a shared driveway
- Zoned I-B, Integrated Business
- Located on 4.44 acres
- 1600 amps, 277/480 volts power
- Available March 2023
- Lease Rate: \$6.50/sq. ft. NNN



For more information, please contact:

**PAUL HOGE**  
(248) 948 0103  
paulhoge@signatureassociates.com

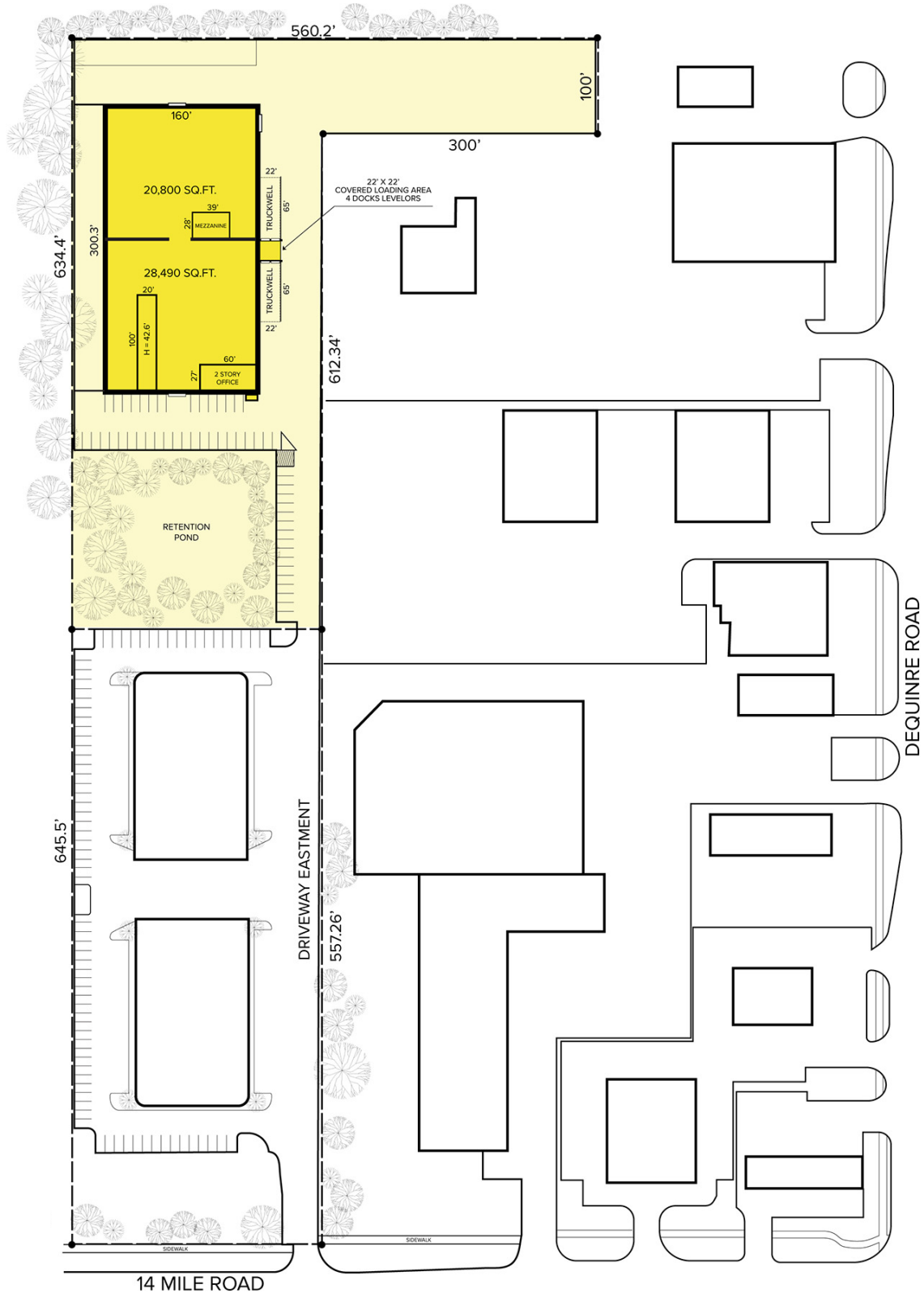
**SIGNATURE ASSOCIATES**  
One Towne Square, Suite 1200  
Southfield, MI 48076  
www.signatureassociates.com

# 1735 E. Fourteen Mile Road – Troy, Michigan

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### Site Plan



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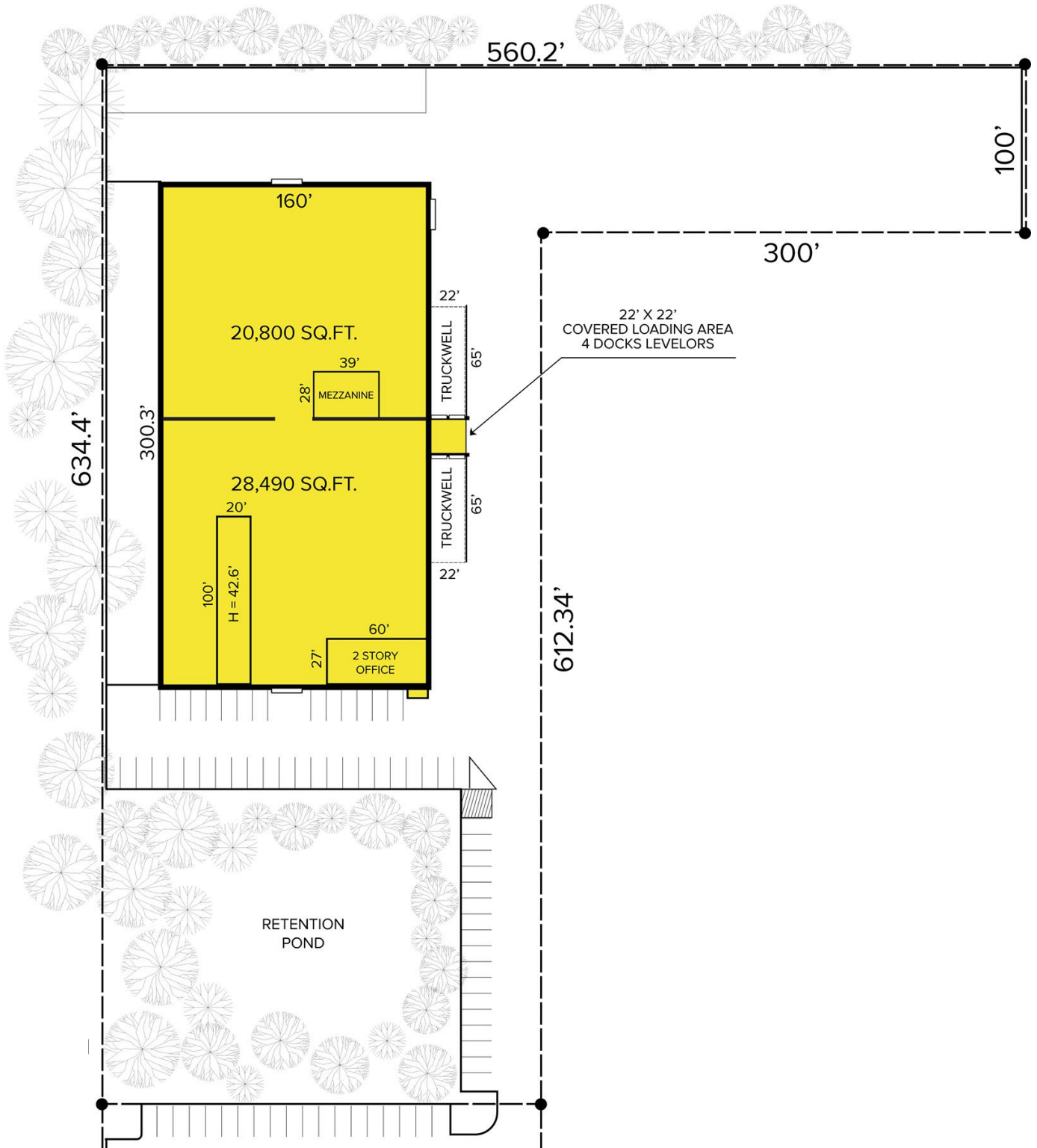
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### Floor Plan



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Aerial



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