

**Asking Sale Price:**

\$2,775,000
(\$91.86/PSF)

Lease Rate:

\$7.85/SF

CONTACT US**Sean Jamian**

248 804 7758
sean.jamian@colliers.com

Paul Gyarmati

248 226 1618
paul.gyarmati@colliers.com

Chris Pochas

248 226 1614
chris.pochas@colliers.com

Colliers Detroit

400 W 4th Street, Suite 350
Royal Oak, MI 48067
colliers.com/detroit



FOR SALE OR LEASE

30,210 SF Industrial Building Available

2222 Stephenson Highway
Troy, MI

Property Highlights

- 30,210 SF Available For Sale or Lease
 - ± 3,100 SF of Office
- 14' Clear Height
- (3) 12' x 14' Overhead Doors
- (3) Truckwells
- Heavy Power: 2,000 Amps/480 Volt Power
- Fenced Yard
- New Roof in 2022
- Recent Renovations
- Easy Access to I-75

Property Description



Property Summary

Construction Type: Block & Steel

Year Built/Renovated: 1968

Floor: Slab

HVAC: Office / Heated warehouse

Power: 2,000 Amps/480 Volt 3-Phase

Grade Level Doors: 3 (12' X 14')

Truckwells: 3

Parking: 20+

Building SF: 30,210

County: Oakland

Location Type: Suburban

Submarket: Troy Area Central

Cross Street: Piedmont Ave

Fire Suppression: Fully Suppressed

Bay Size: (2) 50' Bays

Column Spacing: 25'

Roof: Flat

Grade Level Doors: 1 (10'x12')

Shop SF: 27,110

Office SF: +/- 3,100

Site

Land Size (Acres): 1.81

Parcel Number: 20-26-326-018

Zoning: M-1

General

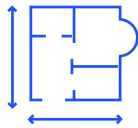
Utilities: All On Site

Parking Spaces: 19+

Sale Price: \$2.78M

Lease Rate: \$7.95/SF NNN

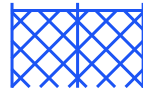
Property Highlights



30,210
Total SF



Lighting
LED Throughout



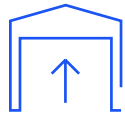
Fenced Yard



**Grade Level
Doors**
3



Zoned
M-1



New Roof



Acres
1.81



Parking
19+ Spaces



Trukwells
3



**Heavy
Power**

General Demographics - 5 Mile Radius



14,721
Total
Businesses



212,760
Total
Employees



26,410 VPD
Rochester Road

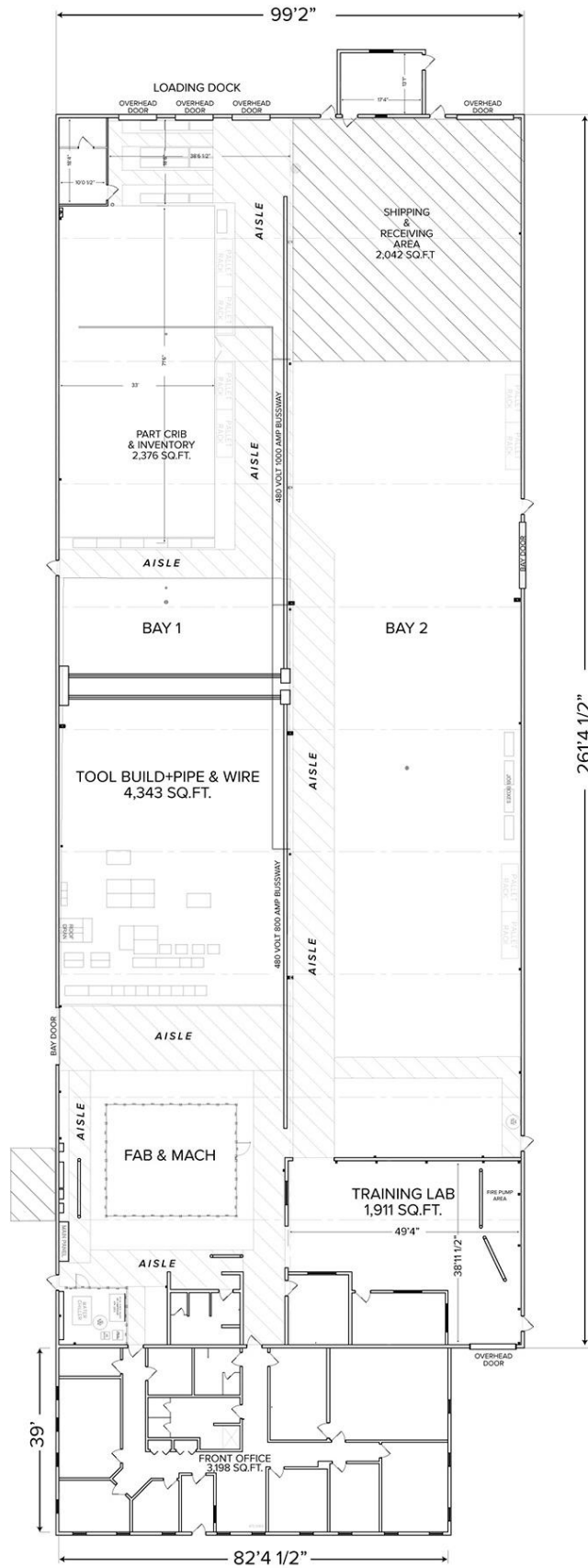


28,803 VPD
Stephenson Hwy

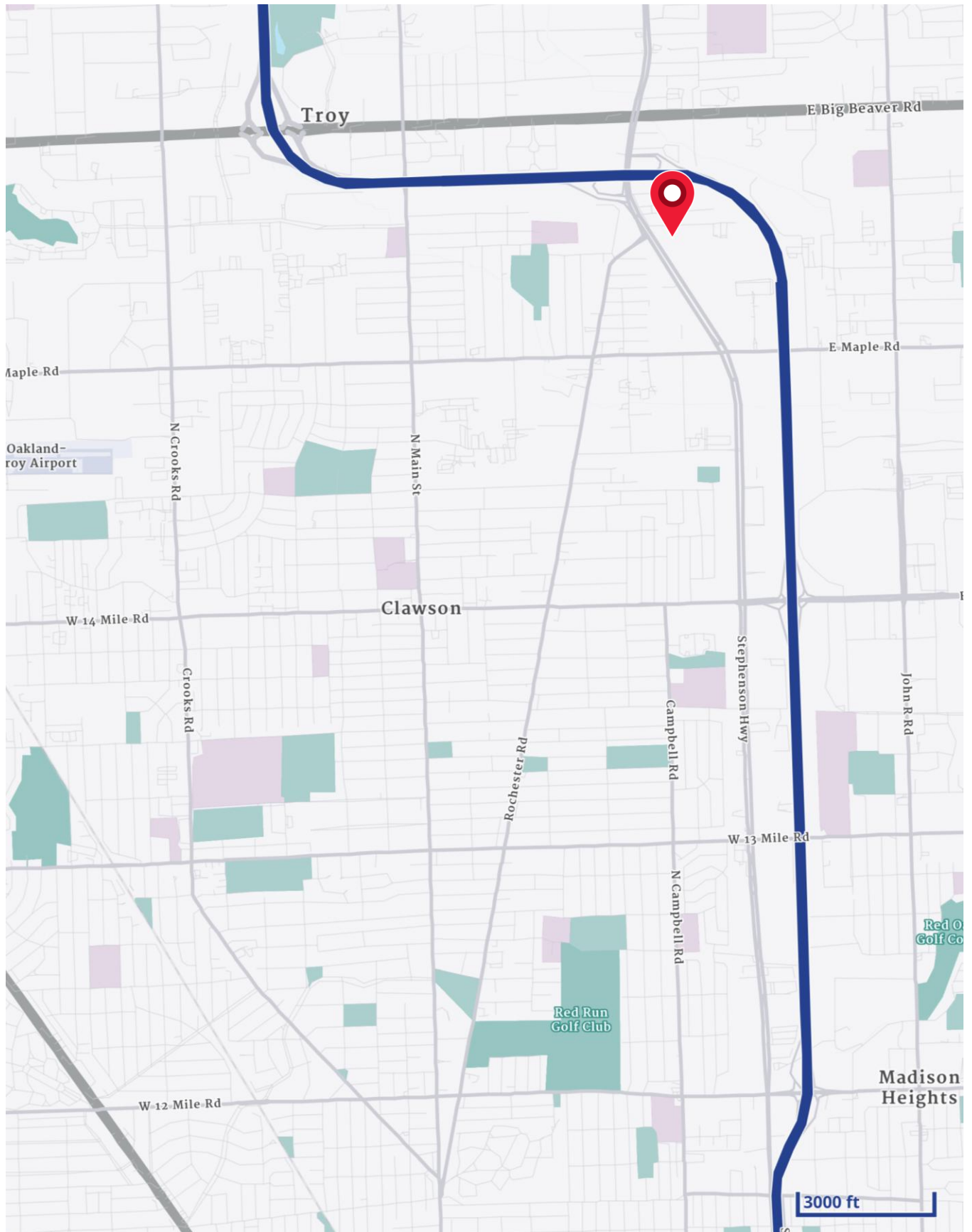
Exterior Photos



Floor Plan



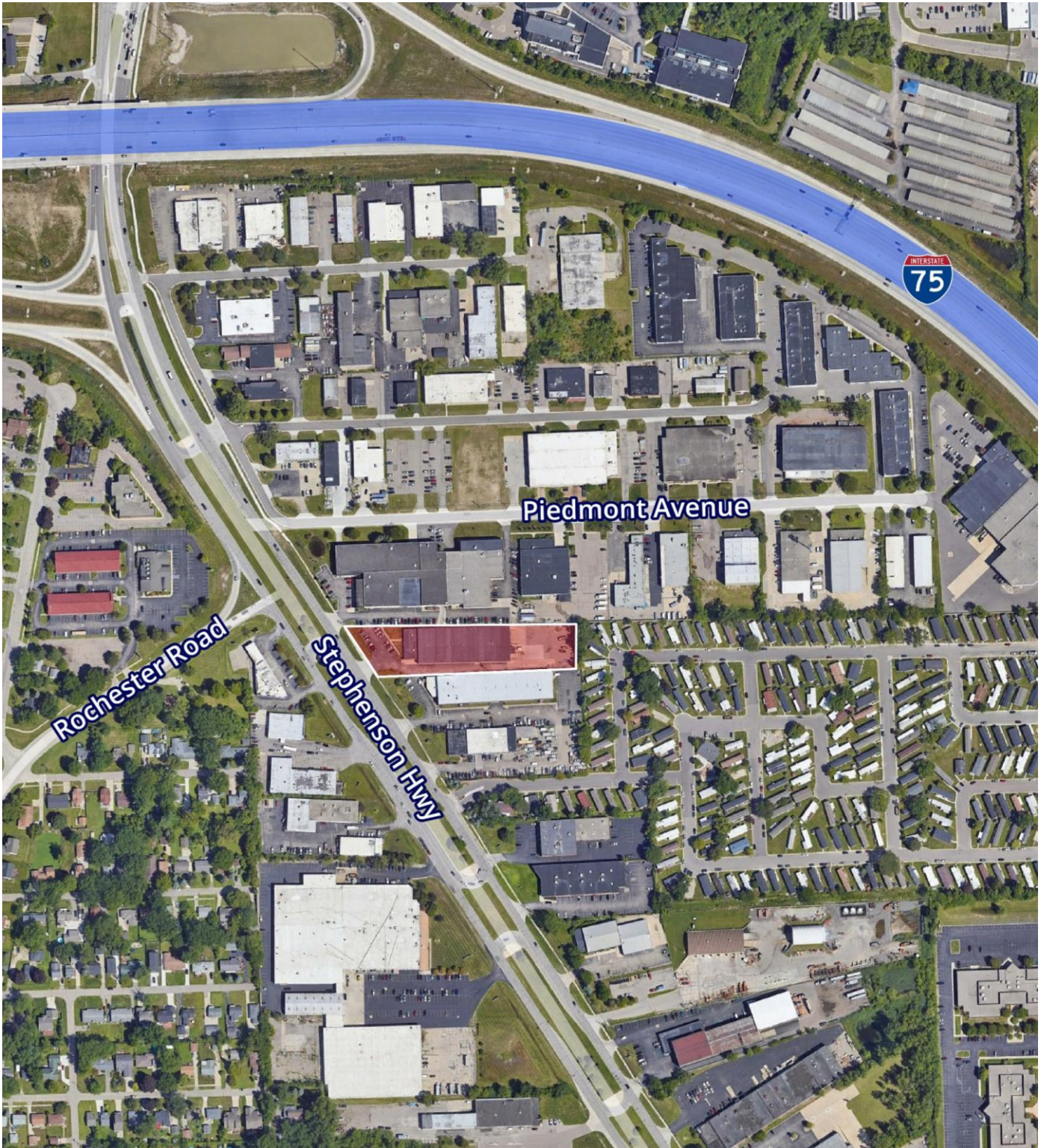
Location Map



INDUSTRIAL FOR SALE OR LEASE

Colliers

Property Aerial



Sean Jamian
248 804 7758
sean.jamian@colliers.com



Paul Gyarmati
248 226 1618
paul.gyarmati@colliers.com



Chris Pochas
248 226 1614
chris.pochas@colliers.com

We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.