FOR LEASE ›

INDUSTRIAL AVAILABILITY

1872 RING DRIVE | TROY, MICHIGAN



IDEAL MANUFACTURING OR DISTRIBUTION FACILITY

› PROPERTY HIGHLIGHTS

- 21,450 Square Feet Available
- 4,290 Square Feet of Office Space
- Flexible Layout with Two-Story Office and Server Room

- 1 – 5 Ton Bridge Crane and
  1 – 2½ Ton Bridge Crane (Same Bay)
  1 – 3 Ton Bridge Crane (Unloading Area)
  3 – 1 Ton Jib Cranes

- 18' Clear Height
- 1 Grade Level Door / 2 Truckwells
- Zoned Light Industrial

COLLIERS INTERNATIONAL
2 Corporate Drive | Suite 300
Southfield, Michigan 48076

For More Information Call:

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colliers.com/detroit

1872 RING DRIVE
TROY, MICHIGAN

BUILDING SPECS

Gross Square Feet:	21,450
Square Feet Available:	21,450
Office Square Feet:	4,290
Warehouse Square Feet:	17,160
Acreage:	2.5 Acres
Year Built:	1980
Exterior Construction:	Concrete
Structural System:	Steel
Floors:	Concrete
Floor Drains:	Yes
Roof:	Flat
Ceiling Height:	18'
Cranes:	Yes
Doors:	1 Grade Level
Truckwells:	Double Interior
Fixtures:	Metal Halide
Power:	1,000A / 480V Panel
Heating:	Co-Ray Vac
Air-Conditioning:	HVAC
Security:	Yes
Sprinklers:	Yes
Buss Duct:	No
Railroad:	No
Parking:	28 Spaces
Zoning:	Light Industrial
Crossroads:	Maple Road /John R Road



FINANCIALS

Lease Rate:	$5.95/SF NNN
Annual Property Taxes:	$8,794.50
Property Taxes Per Square Foot:	$0.41

HIGHLIGHTS

- *Excellent Troy Location Between Rochester Road and 14 Mile Road Exit off I-75*
- *Ideal for Manufacturing or Distribution*
- *Flexible Layout with Two-Story Office and Server Room*
- *1 – 5 Ton Bridge Crane and*
  1 – 2½ Ton Bridge Crane (Same Bay)
  1 – 3 Ton Bridge Crane (Unloading Area)
  3 – 1 Ton Jib Cranes
- *Double Interior Truckwell*
- *Heavy Power*

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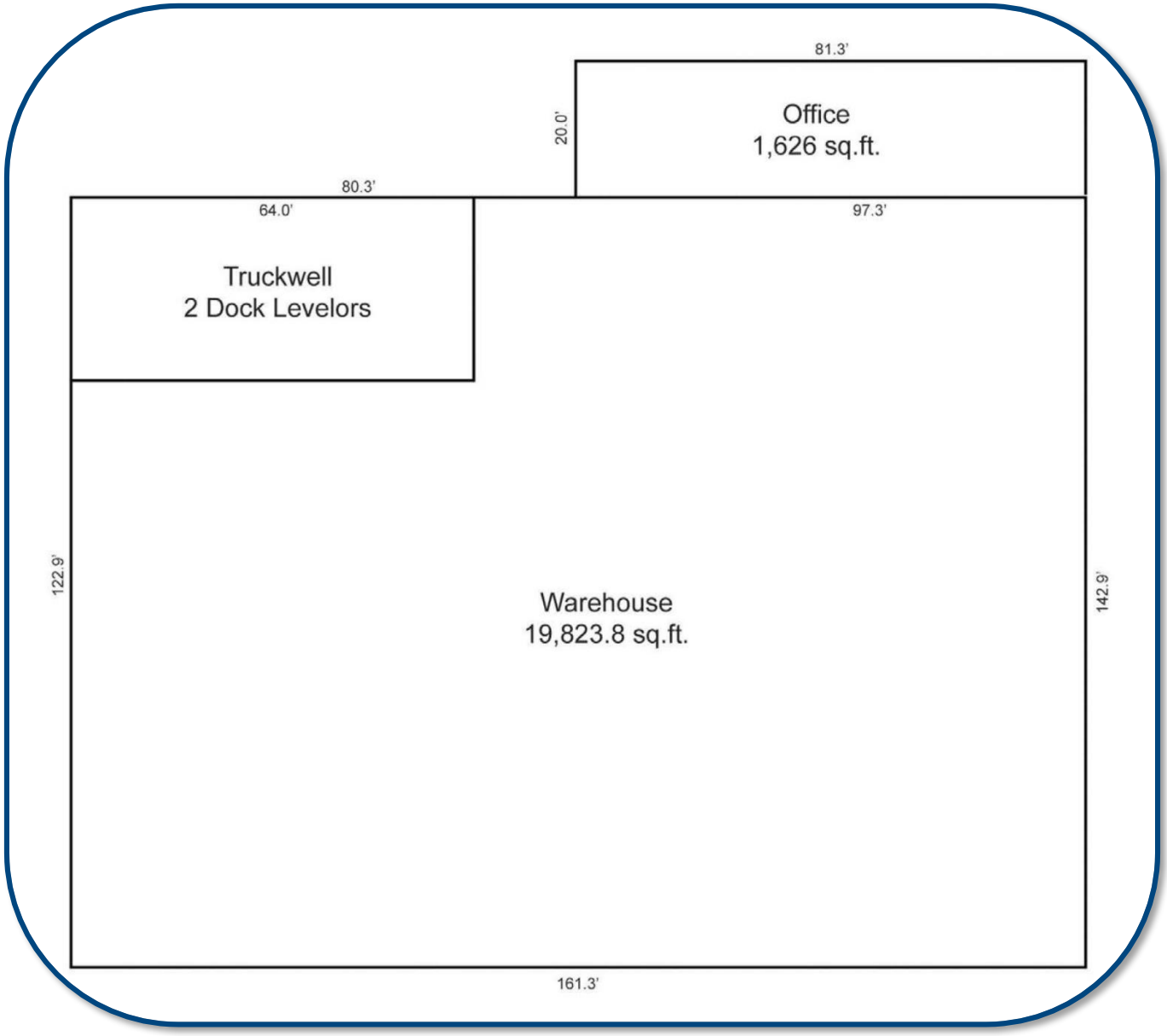
We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.

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1872 RING DRIVE | TROY, MICHIGAN

> FLOOR PLAN



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1872 RING DRIVE | TROY, MICHIGAN

> AERIAL



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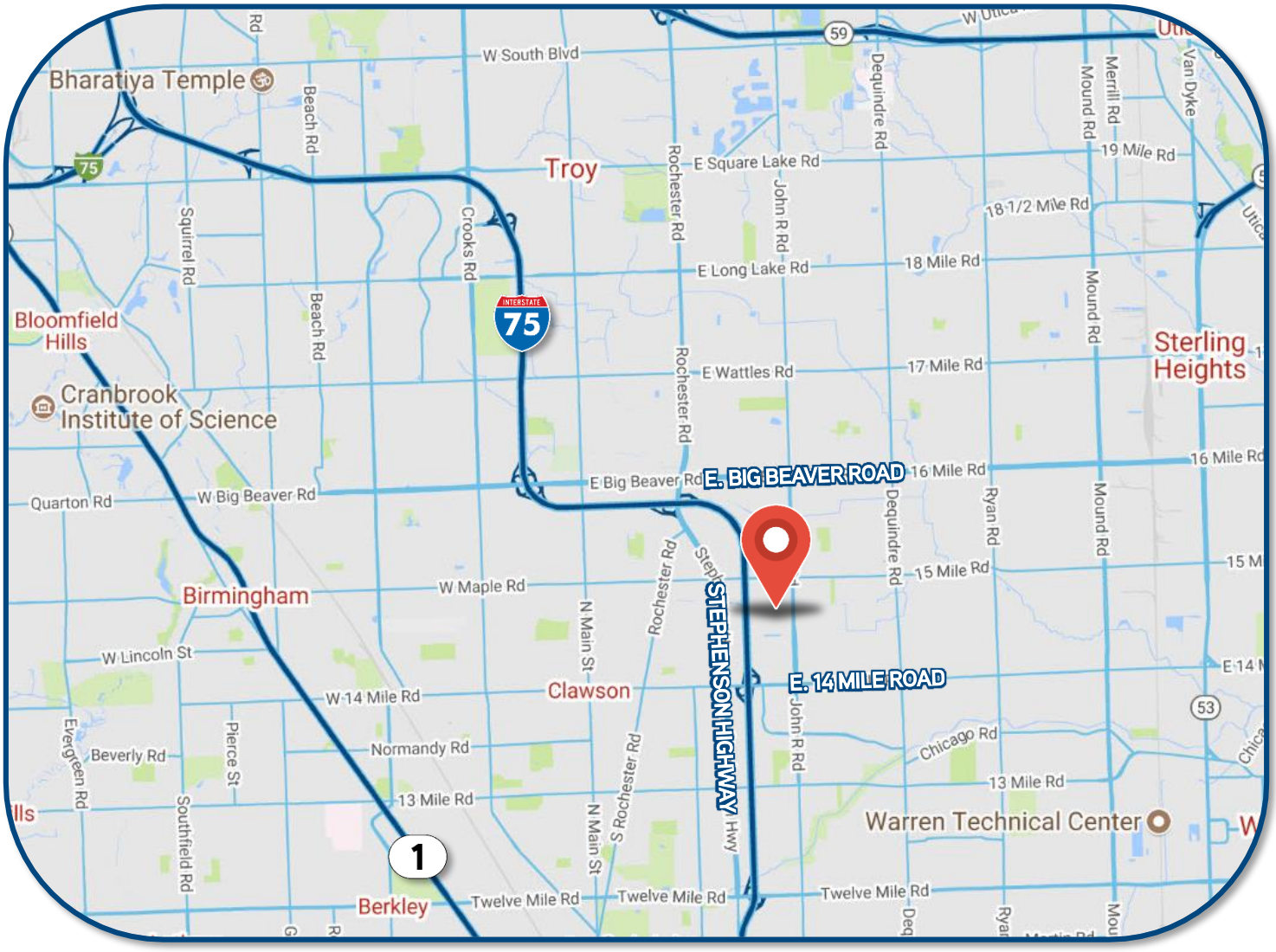
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> LOCATION MAP



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