FOR LEASE >

R&D/FLEX AVAILABILITY

1957 CROOKS ROAD | TROY, MICHIGAN



CROOKS ROAD FRONTAGE

> PROPERTY HIGHLIGHTS

- 13,464 – 18,590 Square Feet Available
- 16' Clear Ceiling Height
- (2) 12' x 14' Grade Level Doors
- 100% Air Conditioned
- Recently Renovated
- Immaculate Condition

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

For More Information Call:

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1957 CROOKS ROAD
TROY, MICHIGAN

BUILDING SPECS

Gross Square Feet:	34,800
Available Square Feet:	13, 464 - 18,590
R&D/Shop Space:	5,086 – 10,212
Office Space:	4,659
Lab Space:	3.719
Acreage:	2.210
Year Built:	1983 (Retrofit 2016)
Percent Occupied:	47%
Construction:	Metal/Block
Floors:	6"
Ceiling Height:	16' Clear
Doors:	(2) 12' x 14' Grade Level
Docks:	None
Cranes:	None
Underhook:	N/A
Power:	500A/480V Panel
Heating:	HVAC
Sprinklers:	Yes
Buss Duct:	No
Railroad:	No
Parking:	50 Spaces



FINANCIALS

Lease Rate: $7.95/SF/YR NNN
Property Taxes
Per Square Foot: $0.68

HIGHLIGHTS

- *Crooks Road Frontage*
- *Easy Access to Birmingham and Royal Oak*
- *Recently Renovated (2017)*
- *Immaculate Condition*

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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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> PROPERTY PHOTOS



EXTERIOR VIEW



OFFICE AREA



LAB AREA



SHOP AREA

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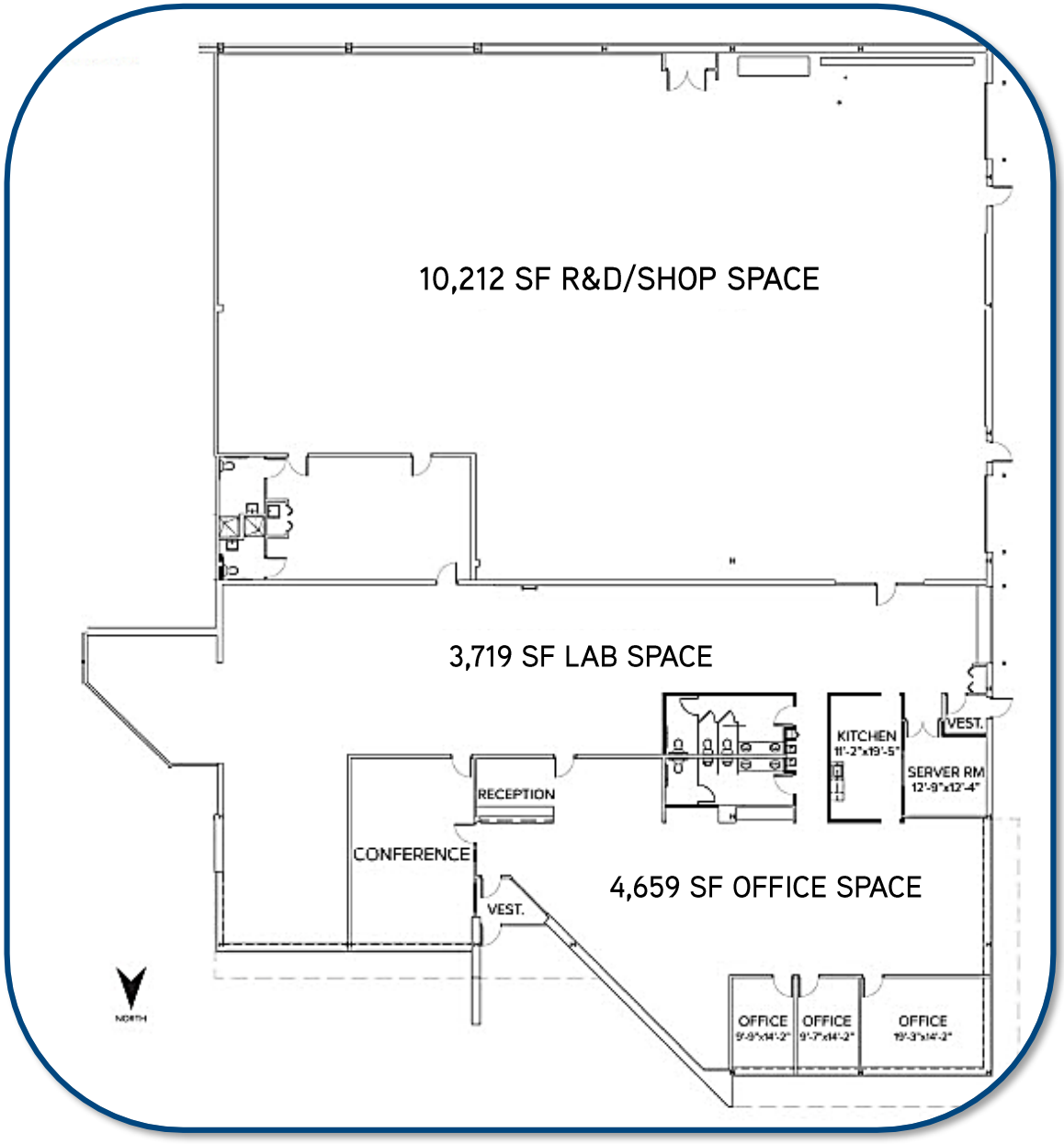
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> FLOOR PLAN – 18,590 SF



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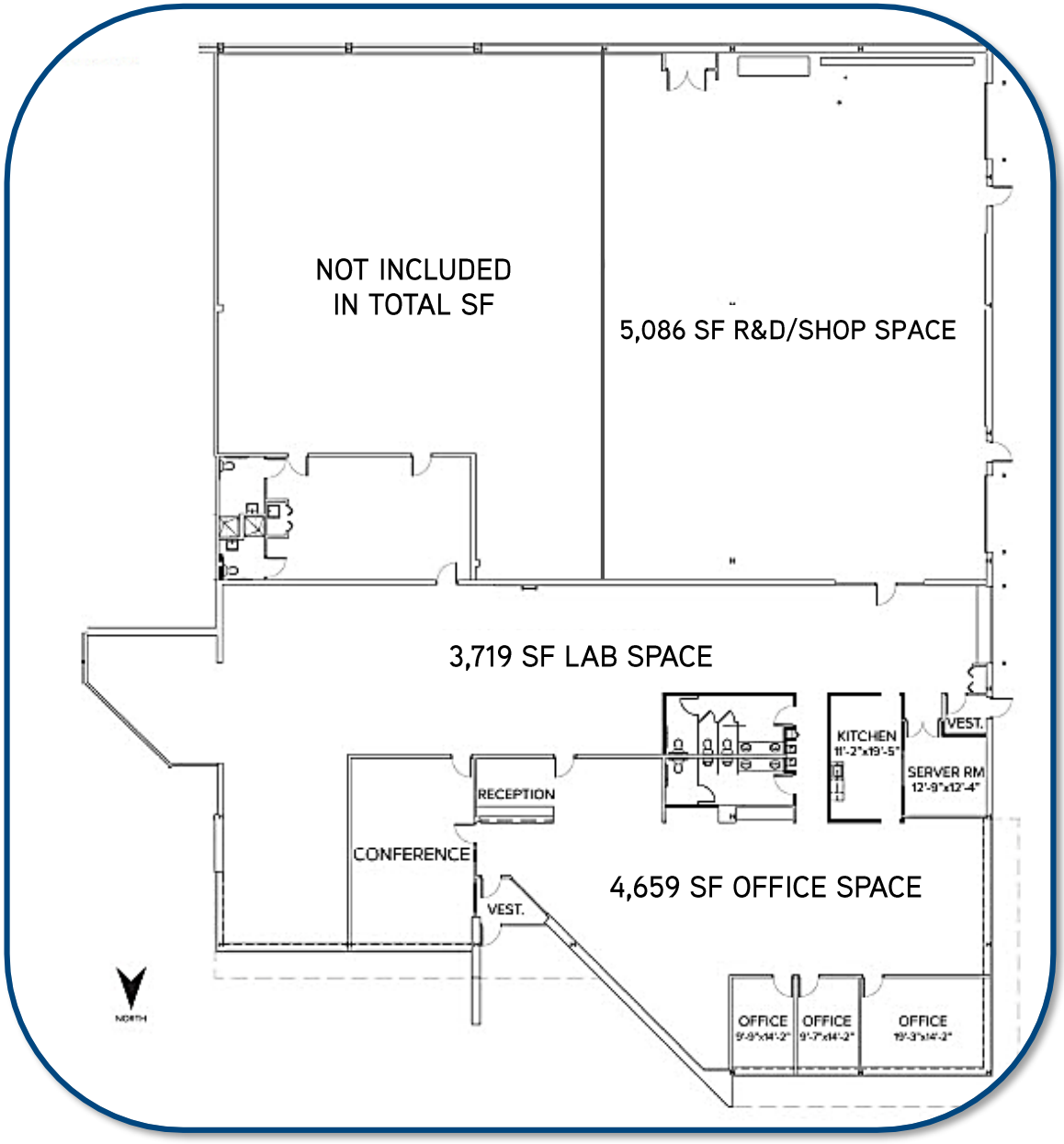
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› FLOOR PLAN – 13,464 SF



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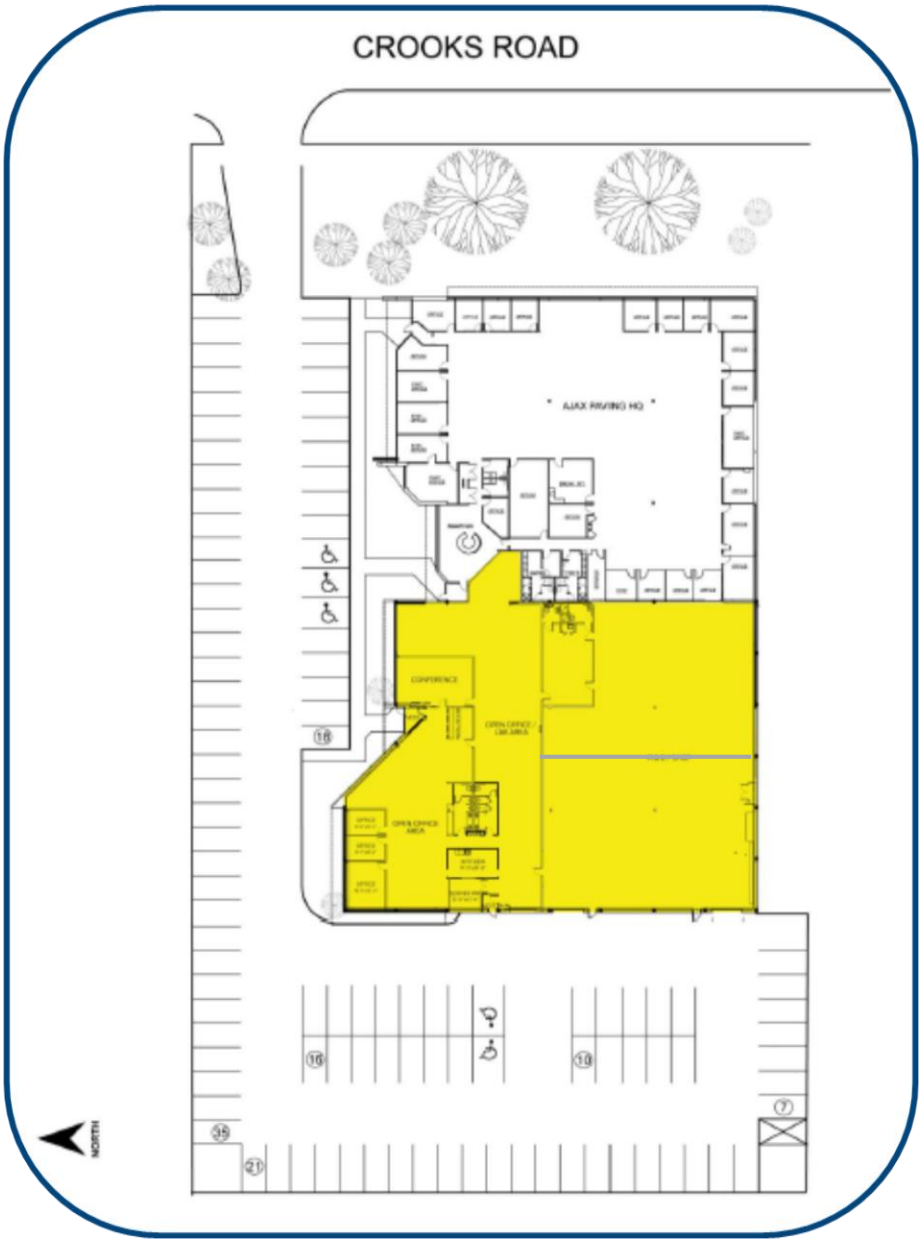
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> SITE PLAN



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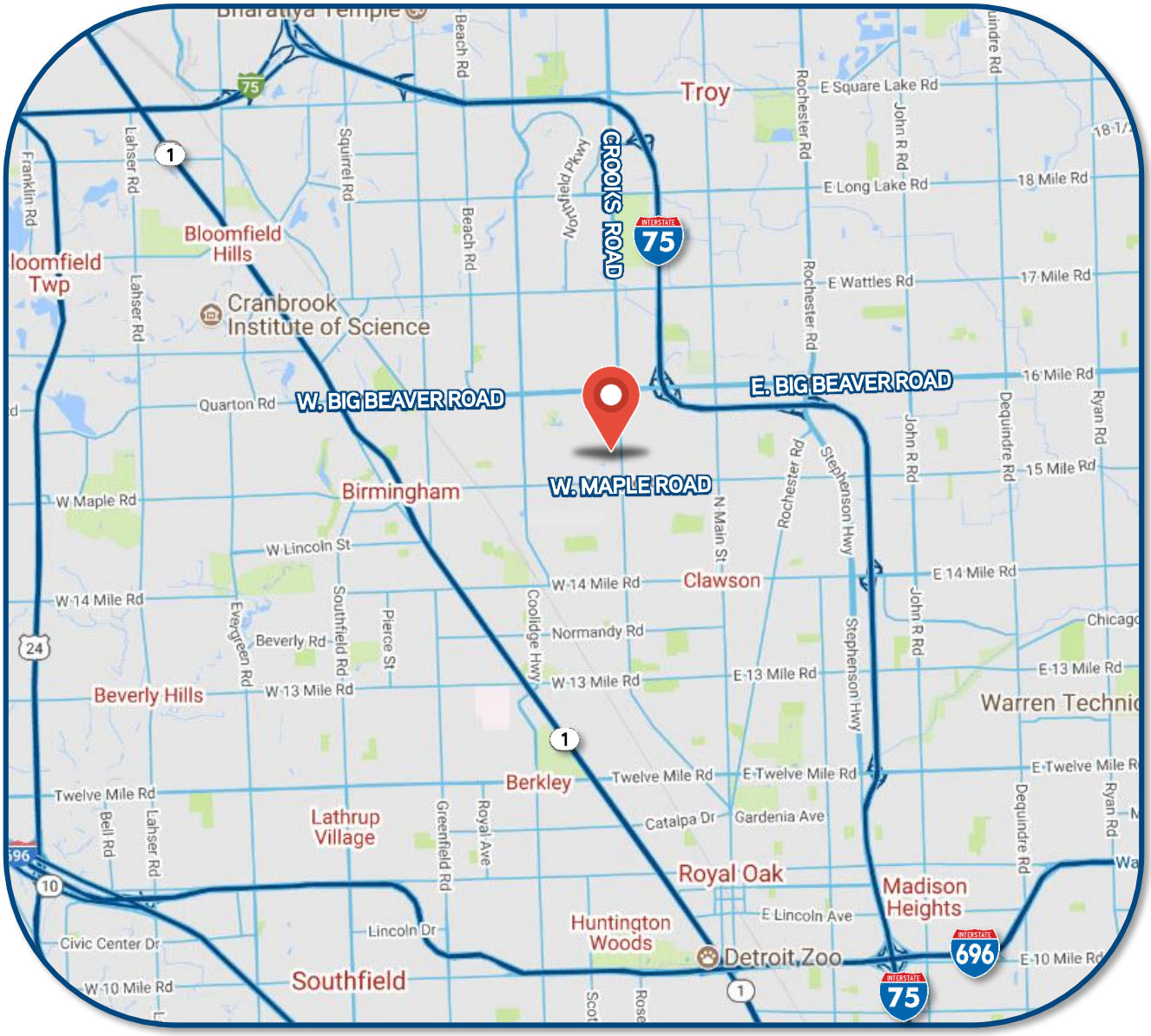
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> LOCATION MAP



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