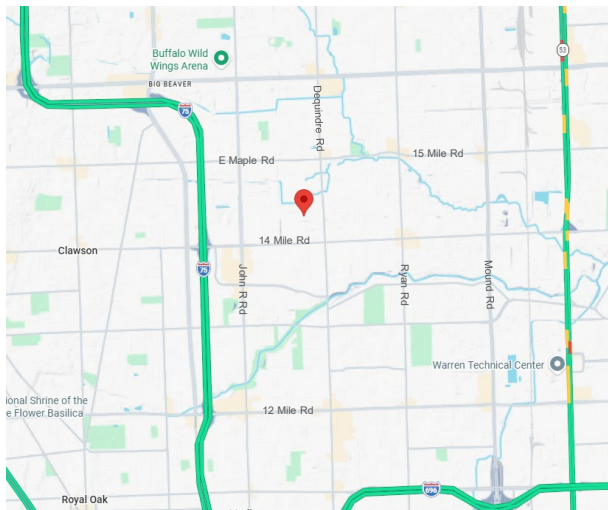




FOR SALE

2741 Elliott Ave.

Troy, MI



Property Highlights

- 13,396 SF Available For Sale
- (2) Exterior Truckwells
- (2) 12' x 14' Grade Level Doors
- Ample Parking
- 1,000A / 480V 3Phase Heavy Power
- 16' Ceiling Height

For information, please contact:

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Executive Managing Director

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Chris Hill

Managing Director

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NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Sale

2741 Elliott Dr Troy, MI 48083

NEWMARK



Pricing Information:

Lease Rate Range:	N/A
Lease Type:	
Sale Price:	\$1,607,520
Price per sf:	\$122.00/sf
Real Estate Taxes psf:	\$0.00
Building Insurance psf:	\$0.00
CAM psf:	N/A

Property Details:

Total Building Area:	13,396 sf
Min/Max Available:	13,396 sf
Office Area:	3,500 sf
Property Type:	R&D/Flex
Tenancy:	Single-tenant
Year Built:	01/01/1967
Year Renovated:	
Zoning:	M-1
Site/Parcel Area:	1.66 acres

Parcel ID:	20-36-426-052
Parking Description:	60
Rail Served:	No
Cranes:	No
Heat:	Radiant Tube
Clear Height Min/Max:	16.0 '
Grade/Dock Doors:	2 / 2
Sprinkler:	No
Power:	1,000 amps, 480 volt

Comments:

Great Troy manufacturing or warehousing building, 2) exterior truckwells, 2) 12' x 14' grade level doors, heavy power, 60 car parking, high bay office can be removed to create additional warehouse. Immediate Occupancy.

Chris Hill

248.350.1192

Chris.Hill@nmrk.com

Geoffrey Hill

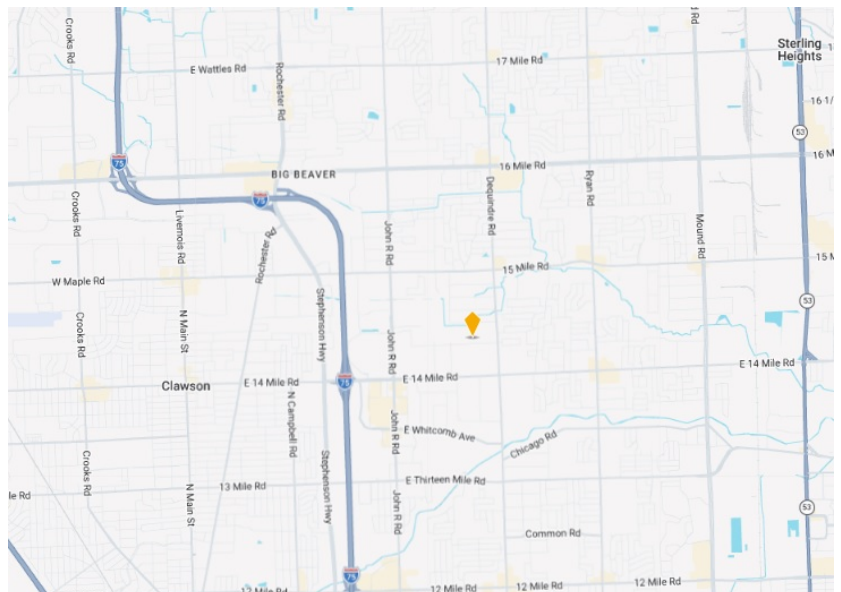
248.350.1492

Geoff.Hill@nmrk.com

Teddy O'Keefe

248.320.5216

Theodore.Keefe@nmrk.com



GM OFFICE

8 SALES + 1 SHS + FUTURE

35" panels added

4 SOCS'S

35" panels & surface added

35" panels added

W.C.

W.C.

W.C.

W.C.

copy/equip

FAX/PR

CSS

120 x 42 MEETING ROOM

SINK WITH DISHWASHER

SERVERY/ LUNCHEON ROOM

CSR ROOM

closet

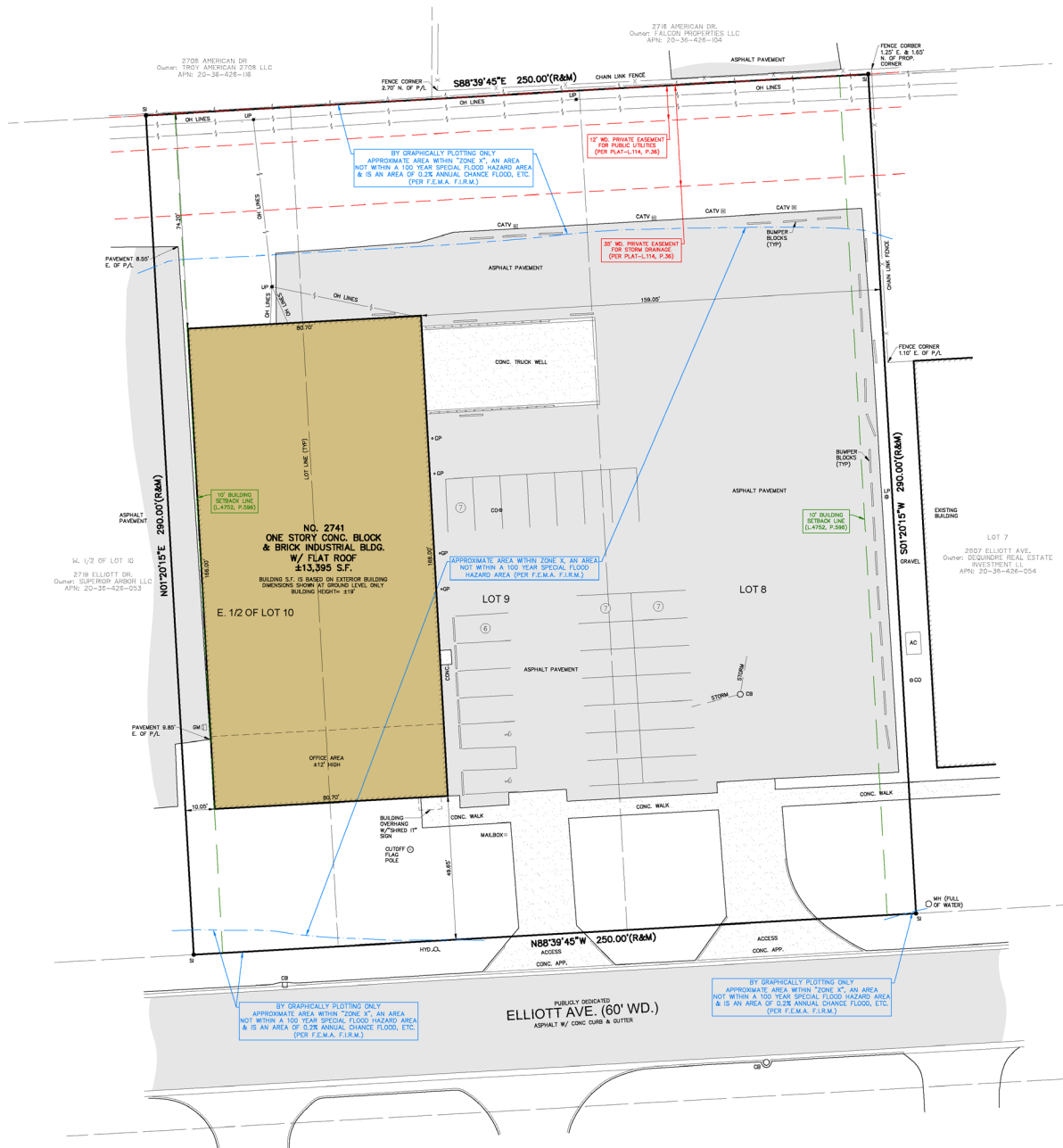
SINK

phone closet

POSSIBLE SERVER ROOM LOCATION?

COMPLETE WALL

[illegible]





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