

FOR LEASE | 14,095 SF FREESTANDING INDUSTRIAL/FLEX 2011 AUSTIN DR



2011 AUSTIN DR
TROY, MI 48083

PROPERTY HIGHLIGHTS:

- 14,095 SF Very Clean Flex Building Available For Lease
- 1,400 SF Office with High End Finishes
- 4,500 SF Temperature Controlled Lab/R&D with Epoxied Floors
- (2) Grade Level Doors & (1) Exterior Truckwell
- 11' - 12' Clear Height
- Monument Signage in Front & Building Signage in Rear
- Ample Parking with 6,000 SF Rear Lot backing up to I-75
- Equipped with Security System
- Extremely low NNNs +/- \$1.25
- Lease Rate: \$12/SF NNN

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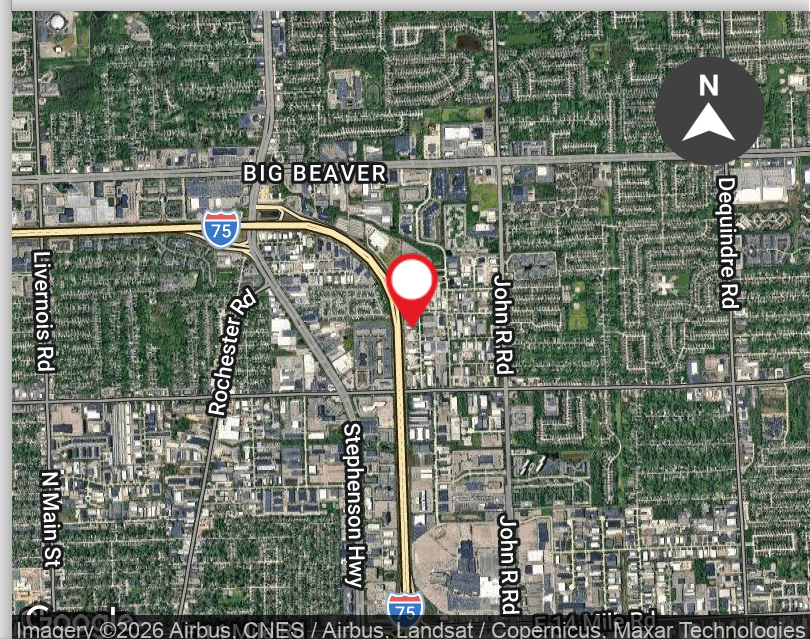


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2011 AUSTIN DR

PROPERTY INFORMATION

HIGHLIGHTS

Building/Available SF:	14,095 SF
Warehouse SF:	8,195 SF
Lab/R&D SF:	4,500
Office SF:	1,400
County:	Oakland
Cross Streets:	Maple & I-75
VPD NB I-75:	±60,000
VPD SB I-75:	±63,000

SITE

Parcel Number:	20-26-401-012
Zoning:	IB - Integrated Industrial & Business

RATE INFORMATION

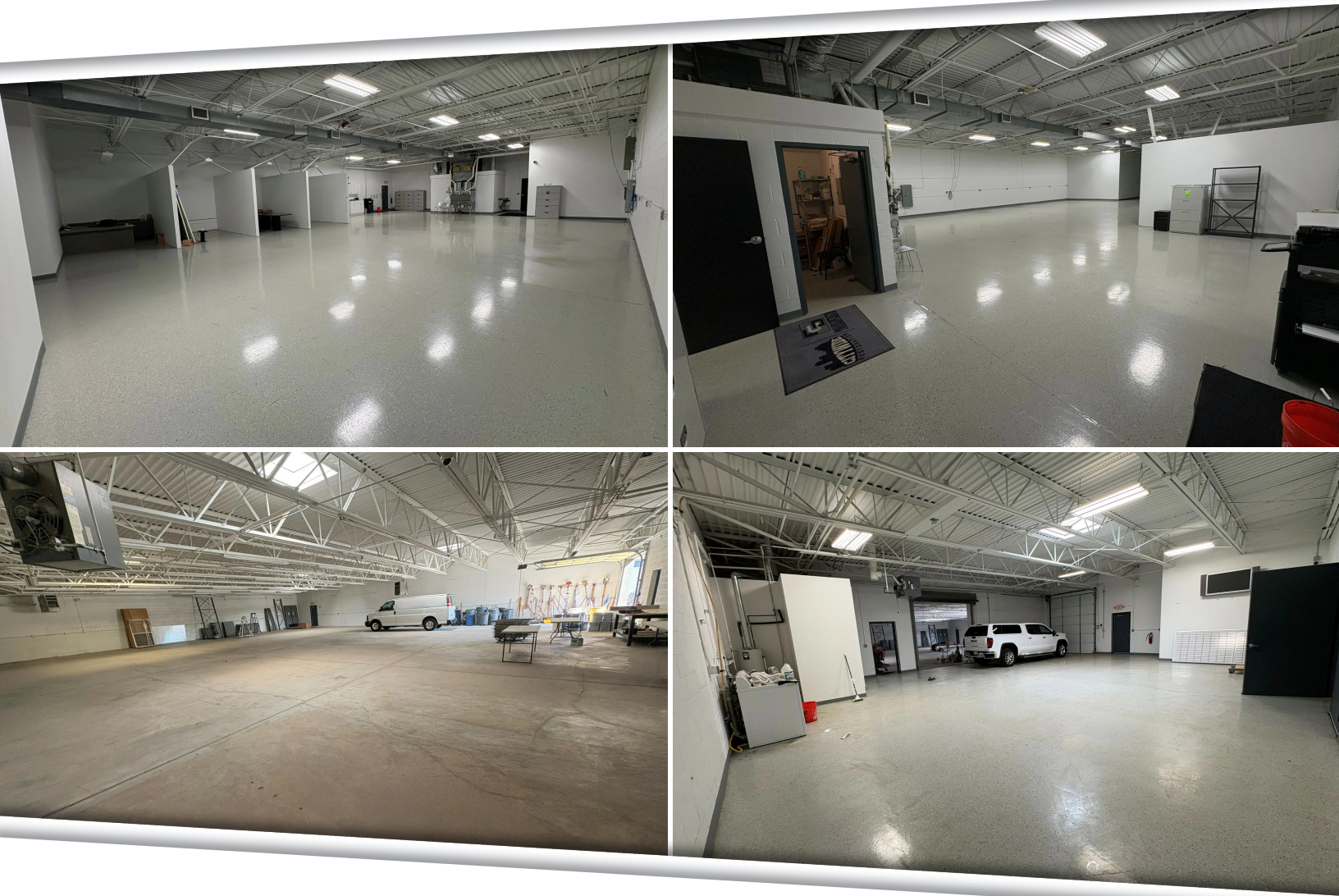
Lease Rate:	\$12 SF/yr (NNN)
NNN's:	±\$1.25
Annual Taxes:	\$11,447.26

BUILDING INFORMATION

Type:	Industrial
Year Built:	1974
Restrooms:	(2) Office, (2) Warehouse
Clear Height:	11' - 12'
# Docks/Truckwells:	1
# Grade Level Doors:	2



2011 AUSTIN DR WAREHOUSE & LAB PHOTOS

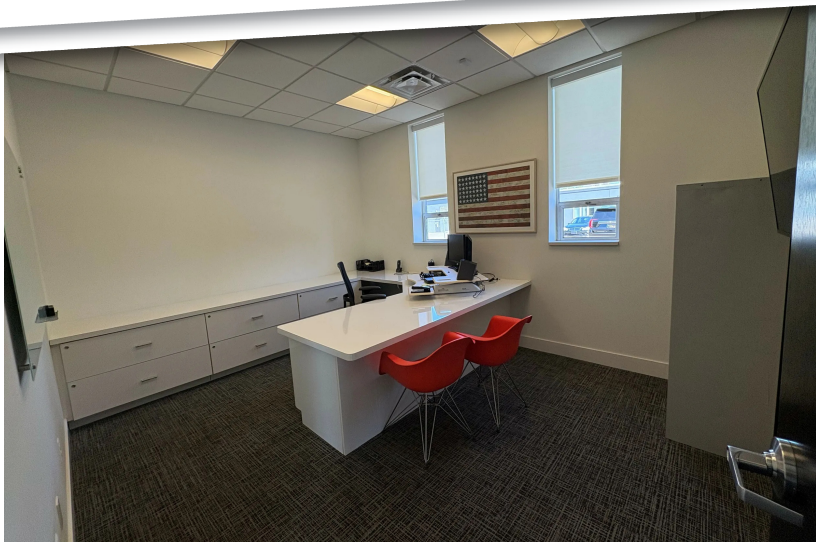


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2011 AUSTIN DR OFFICE PHOTOS

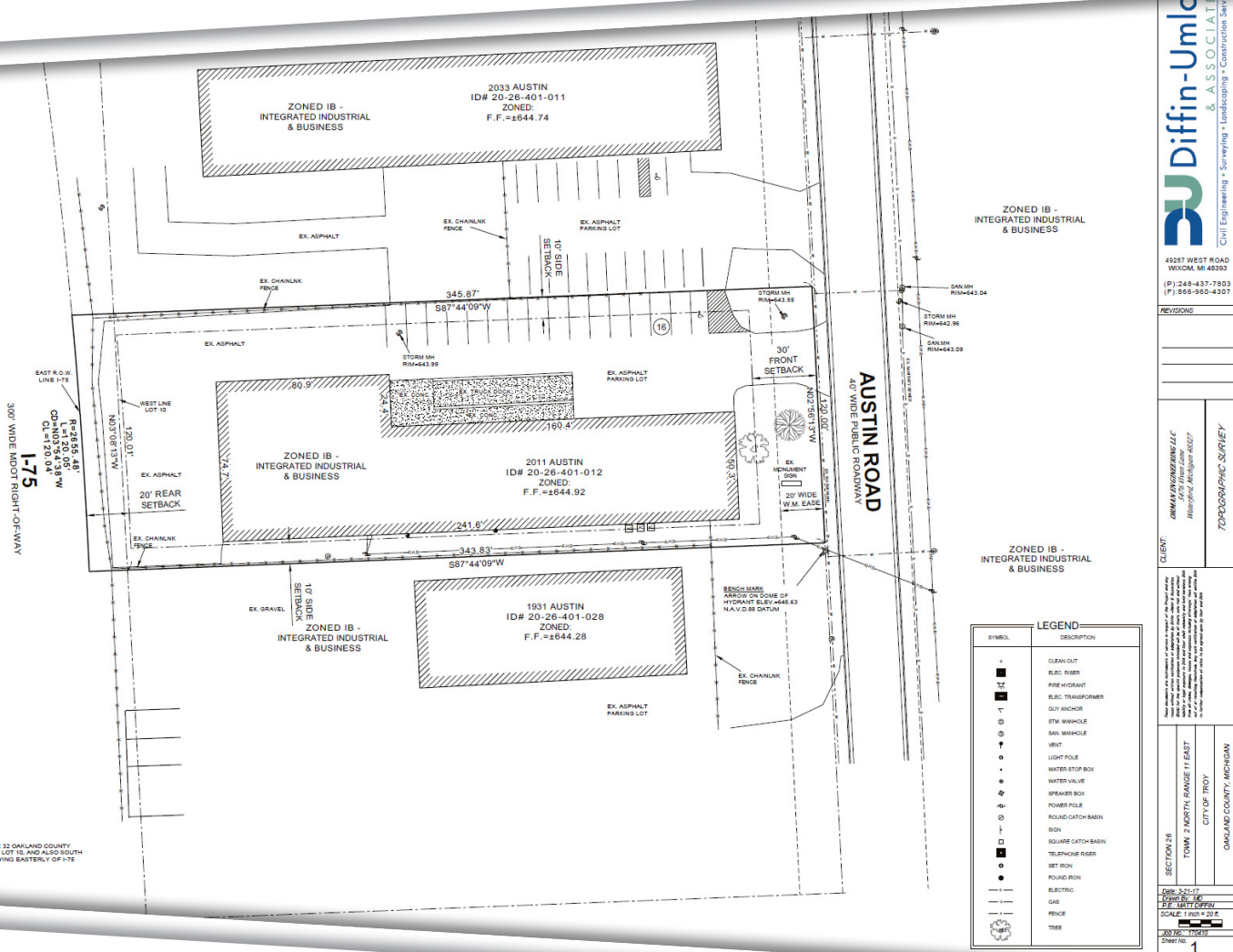


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2011 AUSTIN DR PROPERTY SURVEY



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