

INDUSTRIAL BUILDING FOR SALE OR LEASE

UP TO 43,300 SF OFFICE/WAREHOUSE

TROY, MICHIGAN



Unique Opportunity for Investor/User

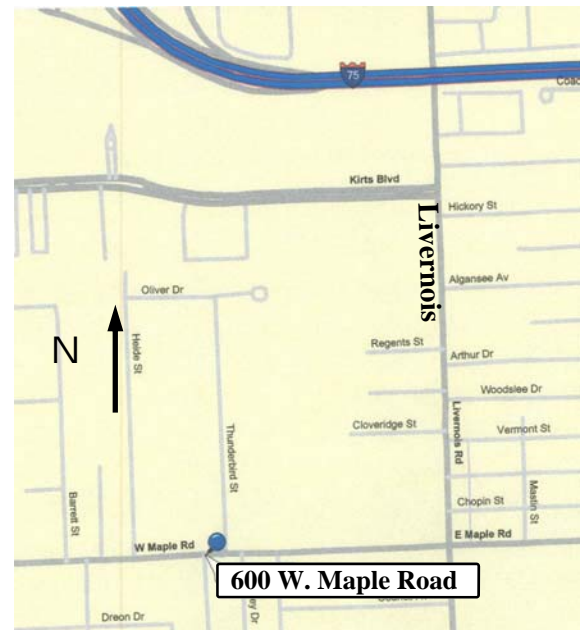
- ▶ Min. Equity Investment
- ▶ Good Long-Term Financing Available
- ▶ Excellent Cash on Cash Return

600 West Maple Road

Excellent location just west of Livernois, 1 mile from I-75

- ▶ Approx. 6,000 SF Showroom (leased*)
- ▶ Approx. 31,250 SF Warehouse
- ▶ Approx. 6,050 SF 2nd Floor Office (half leased*)
- ▶ 18' Clear in Warehouse
- ▶ 2 Truck Docks
- ▶ 1 grade door

*space can be made available



Property Managed and Leased by:

ARI-EL

Ari-El Enterprises, Inc.

29548 Southfield Road, Suite 200

Southfield, MI 48076-2028

(248) 557-3800 ext. 123

Fax (248) 557-6442

www.ari-el.com

Mmeredith@ari-el.com

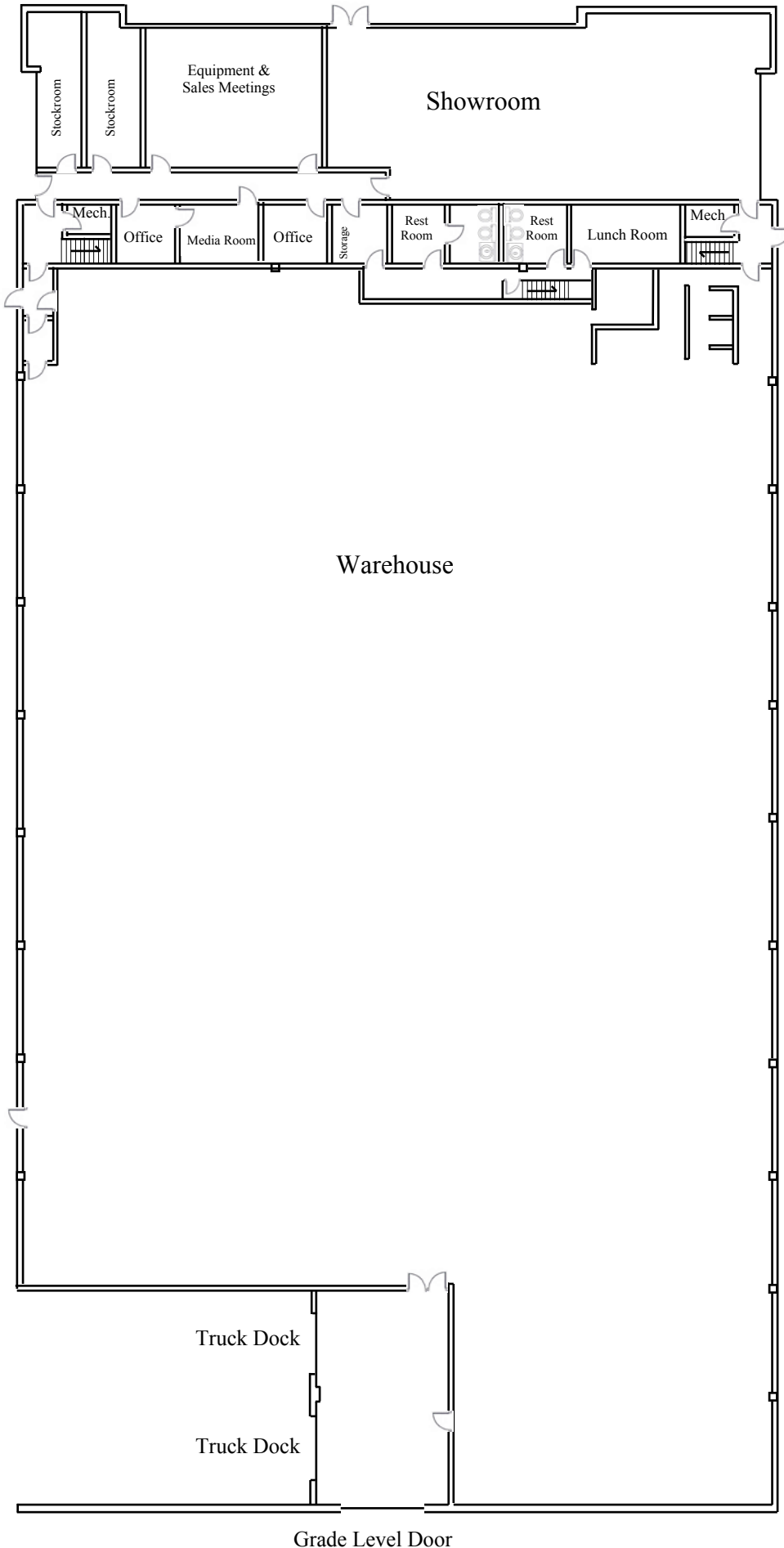
ScottL@ari-el.com

For further information or to schedule a tour,

please contact:

**Marilyn Meredith or
Scott Leibovitz
(248) 557-3800**

Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.



Warehouse

Showroom

Equipment &
Sales Meetings

Stockroom

Stockroom

Mech.

Office

Media Room

Office

Storage

Rest
Room

Rest
Room

Lunch Room

Mech.

Truck Dock

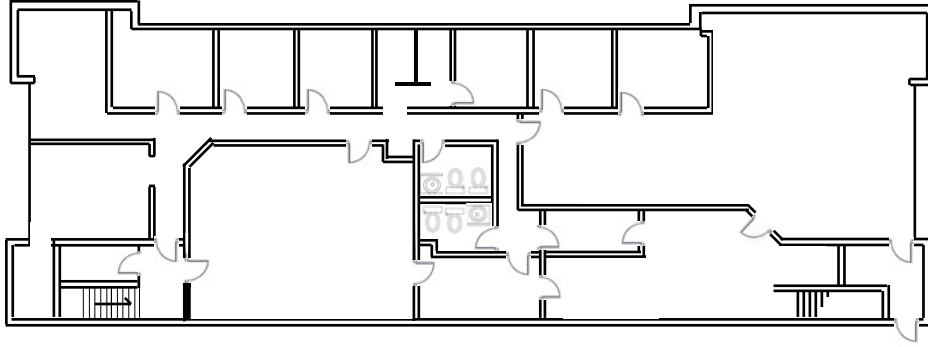
Truck Dock

Grade Level Door

Not to Scale
Positions of walls
are approximate
and subject to
verification.

9.10.2009

600 W. Maple
Troy, Michigan



Second Floor Offices