



# FOR SALE OR LEASE UP TO 37,700 SF AVAILABLE

600 W. MAPLE ROAD :: TROY, MICHIGAN

## POSSIBLE USER/INVESTOR OPPORTUNITY



### LOCATION MAP



### FEATURES:

- 28,650 SF warehouse space immediately available
- 9,050 SF of showroom and 2nd floor office space (leased but could be made available)
- Excellent location just west of Livernois and one mile from I-75
- Grade door access
- Truckwell possible
- Main road frontage

**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

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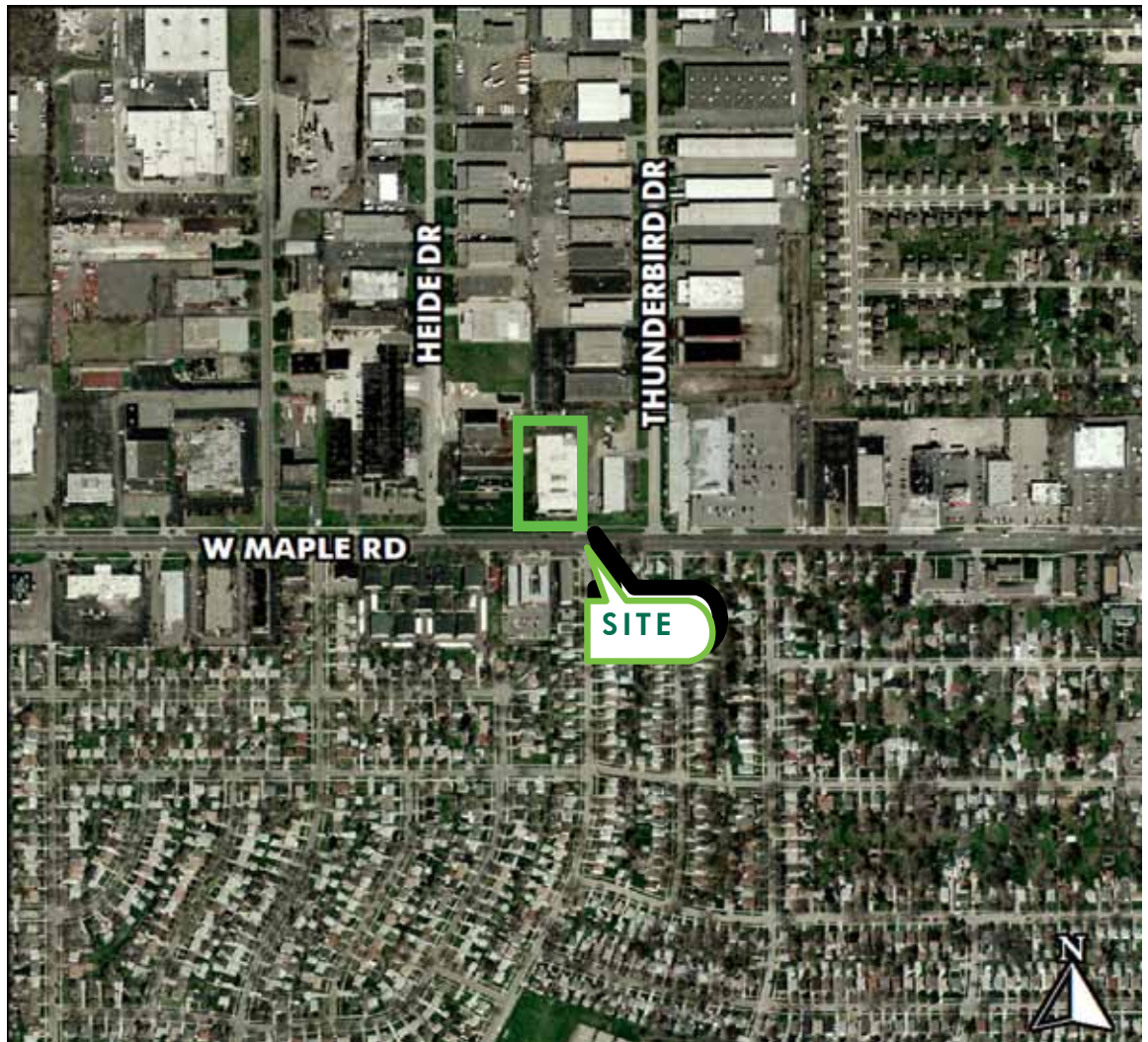
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**CBRE**  
CB RICHARD ELLIS



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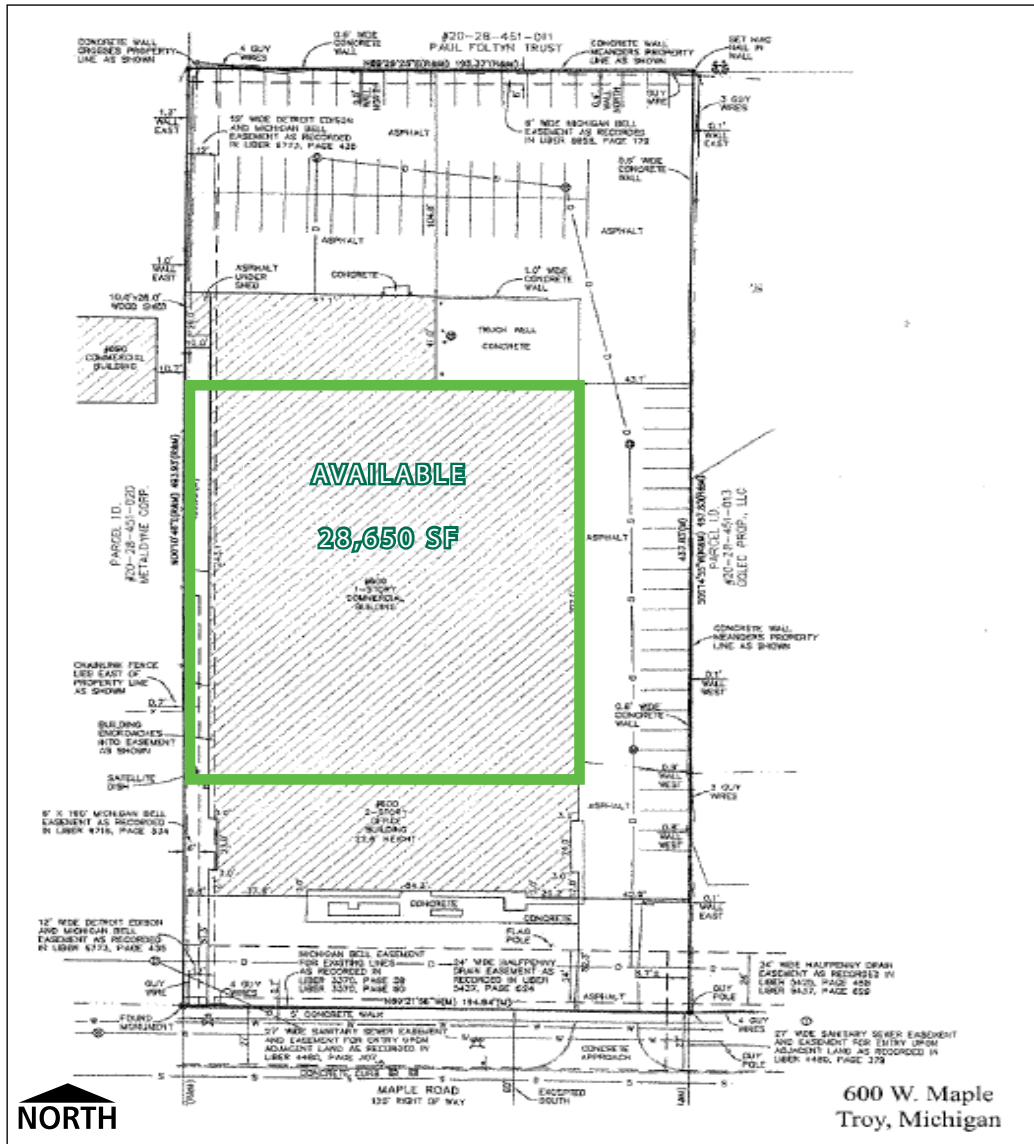




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**SITE PLAN**



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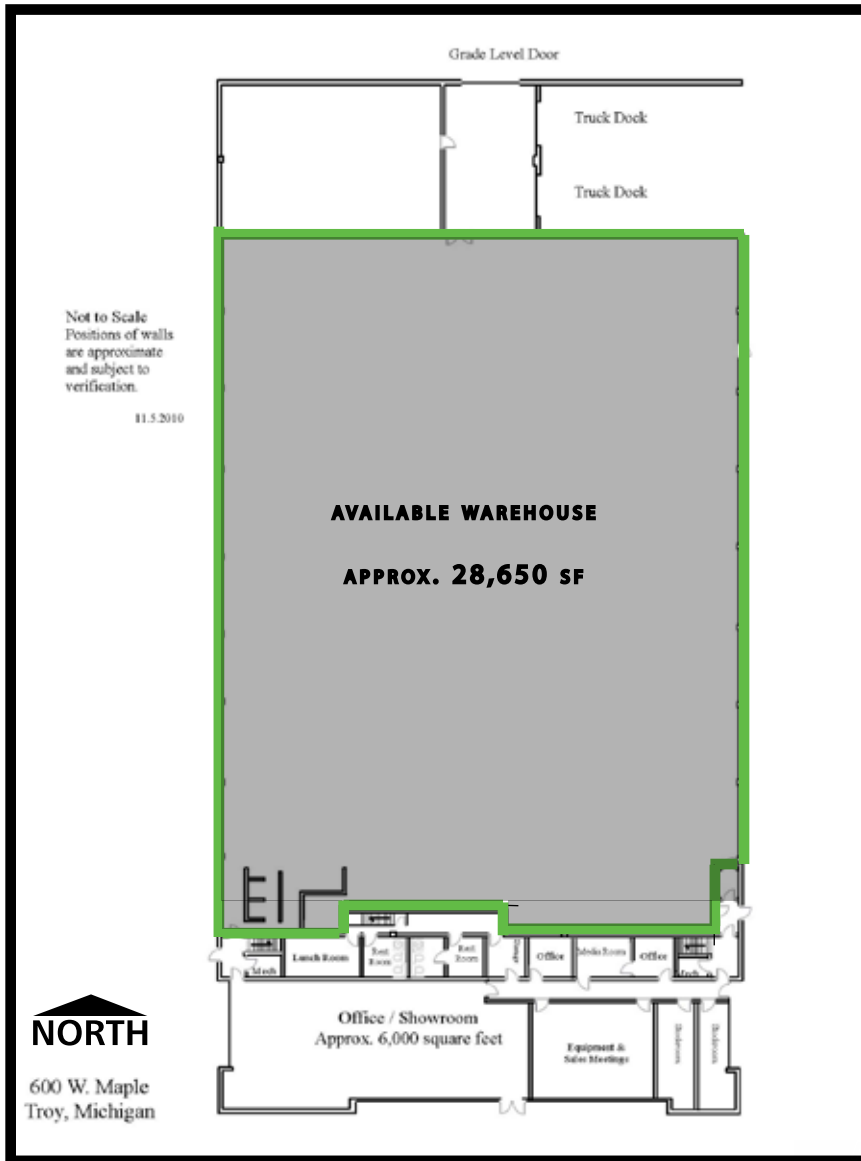


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## FLOOR PLAN



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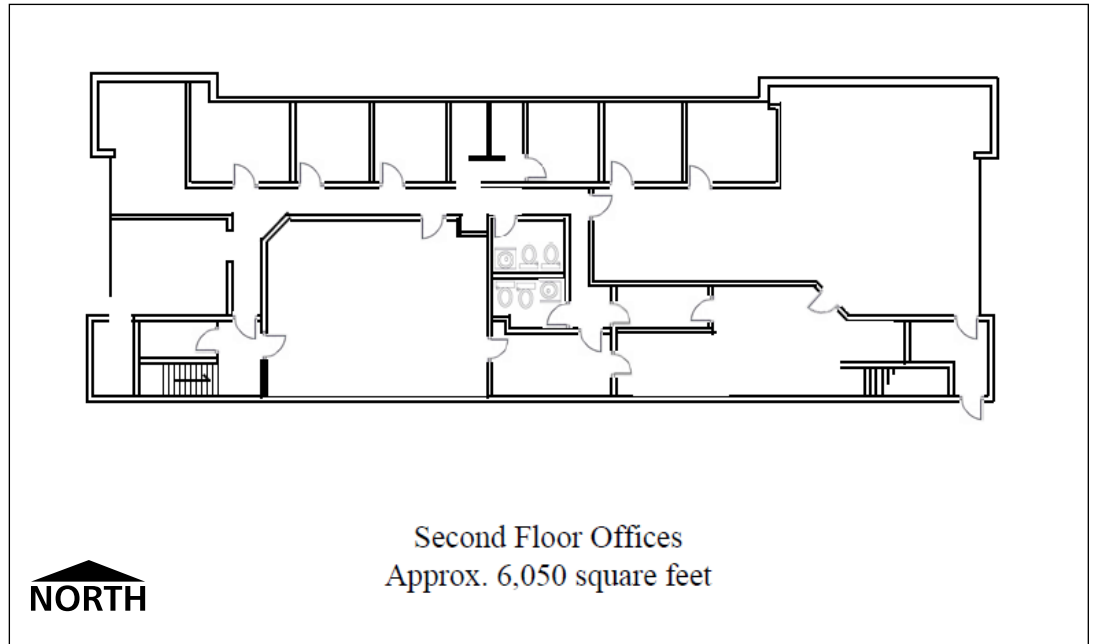


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**SECOND FLOOR**  
**OFFICE**



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# LIGHT INDUSTRIAL FOR SALE OR LEASE

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CB RICHARD ELLIS

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600 W. Maple  
Address

Troy  
City

Oakland  
County

Lt. Industrial  
Zoning

43,300SF  
Total Building Size

\*5,000SF – 37,700SF  
Divisible: Min/Max

\$2,000,000 (\$46.19 PSF)  
\$3.95 NNN PSF  
Sale / Lease Rate

\$.67 PSF  
Taxes (2010)

## LAND & STRUCTURES

**Year Built:** 1975  
**Total Available:** 43,300 SF  
**Available Office:** \*9,050 SF  
**Available Shop:** 28,650 SF  
**2<sup>nd</sup> Story Office:** Yes  
**Divisible:** Yes  
**Acreage:** 2.2 acres  
**Construction:** Brick / Block  
**Bay Sizes:** 3  
**Roof:** TBD  
**Floors:** TBD  
**Ceiling Height:** 16'

**Parking:** 47 spaces  
**HVAC:** Radiant tube  
**Power:** 480v / 400a / 3 phase  
**Security System:** Yes  
**Lighting:** Metal Halide  
**Restrooms:** Men's and Women's  
**Grade Level Doors:** One (1) plus  
**Truckwells/Docks:** Possible  
**Rail:** No  
**Cranes:** No  
**Sprinklers:** Yes  
**Elevator:** No

## COMMENTS:

- Main road frontage with excellent freeway access to I-75
- Potential user/investor opportunity
- \*9,050 SF of office/showroom on first and part of second floor (leased but could be made available)

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