



## Industrial For Sale or Lease

**Property Name:** Thoreson McCosh  
**Location:** 1885 Thunderbird Street  
**City, State:** Troy, MI  
**Cross Streets:** Maple/Crooks Rd.  
**County:** Oakland  
**Zoning:** Intergrated Business

### BUILDING SIZE / AVAILABILITY

<b>Building Type:</b>	Built	<b>Mezzanine:</b>	1,020
<b>Total Building Sq. Ft.:</b>	23,600	<b>Available Shop Sq. Ft.:</b>	19,600
<b>Available Sq. Ft.:</b>	23,600	<b>Available Office Sq. Ft.:</b>	4,000
		<b>Office Dim:</b>	40 x 100
		<b>Shop Dim:</b>	140 x 140

### PROPERTY INFORMATION

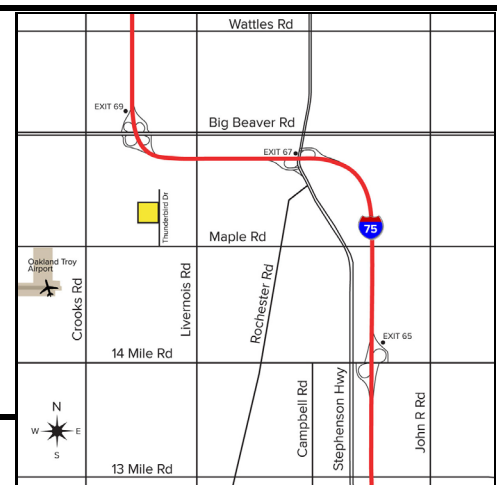
<b>Freestanding:</b>	Yes	<b>Year Built:</b>	1974
<b>Clear Height:</b>	18' - 20'7"	<b>Rail:</b>	No
<b>Grade Level Door(s):</b>	2: 12 x 14, 8 x 10	<b>Security:</b>	No
<b>Truckwells or Docks:</b>	1	<b>Interior:</b>	No
<b>Exterior Construction:</b>	Metal	<b>Lighting:</b>	M. Hal./Fluor.
<b>Structural System:</b>	Steel	<b>Bay Sizes:</b>	20 x 70
<b>Air-Conditioning:</b>	Office	<b>Restrooms:</b>	N/A
<b>Heating:</b>	Gas Unit	<b>Cranes:</b>	No
<b>Availability:</b>	10/01/2020	<b>Parking:</b>	42
<b>Power (Amps/Volts):</b>	277/480 Volts, Buss Duct		
		<b>Roof:</b>	Standing Seam
		<b>Floors:</b>	N/A
		<b>Floor Drains:</b>	1
		<b>Acreage:</b>	2.020
		<b>Land Dimensions:</b>	N/A

### PRICING INFORMATION

<b>Lease Rate:</b>	\$6.36	<b>Mthly Rate:</b>	\$12,500.00/mo	<b>Deposit:</b>	N/A
<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	5-10 Year(s)	<b>TD:</b>	N/A
<b>Sale Price:</b>	\$1,475,000 (\$62.50/sqft)	<b>Taxes:</b>	\$18,906.15 (2019)	<b>Parcel #:</b>	20-28-402-010
<b>Imprv Allow:</b>	N/A	<b>Options:</b>	N/A	<b>Assessor #:</b>	N/A
<b>Tenant Responsibility:</b>	N/A				

### COMMENTS

- Solid manufacturing building
- Room for expansion or more parking
- Buss duct



**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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