



## Investment Sale - Industrial

**Property Name:** Doxim/Utilitec  
**Location:** 1911 Woodslee Drive  
**City, State:** Troy, MI  
**Cross Streets:** W. of John R Rd.  
**County:** Oakland  
**Zoning:** I-1

### BUILDING SIZE / AVAILABILITY

<b>Total Building Sq. Ft.:</b> 50,365	<b>Building Type:</b> Built	<b>Office Dim:</b> N/A
<b>Occupancy Rate:</b> 100.00%	<b>Mezzanine:</b> N/A	<b>Shop Dim:</b> N/A

### PROPERTY INFORMATION

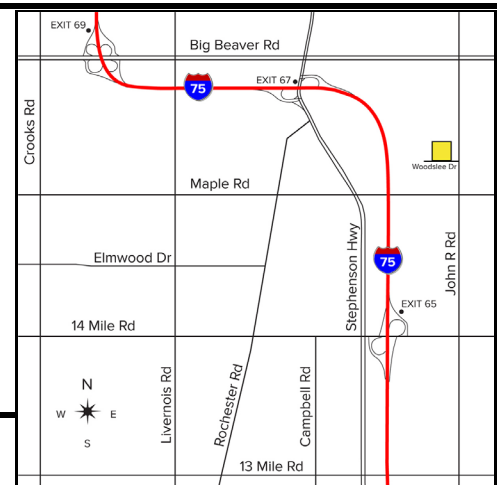
<b>Freestanding:</b> Yes	<b>Year Built:</b> 1988
<b>Clear Height:</b> 20' - 21'	<b>Sprinklers:</b> Yes
<b>Grade Level Door(s):</b> 1: 12 x 14	<b>Signage:</b> Yes
<b>Truckwells or Docks:</b> 2	<b>Exterior:</b> Yes
<b>Exterior Construction:</b> Block	<b>Roof:</b> N/A
<b>Structural System:</b> Steel	<b>Floors:</b> N/A
<b>Air-Conditioning:</b> 70%	<b>Floor Drains:</b> Yes
<b>Heating:</b> HVAC	<b>Acres:</b> 3.120
<b>Availability:</b> Immediately	<b>Land Dimensions:</b> Irregular
<b>Power (Amps/Volts):</b> 2000 Amps, 480/277 Volts, Buss Duct	
<b>Restrooms:</b> Yes	
<b>Lighting:</b> Fluorescent	
<b>Bay Sizes:</b> N/A	
<b>Cranes:</b> Yes, 5-Ton rails, no bridge	
<b>Parking:</b> 108	

### PRICING INFORMATION

<b>Sale Price:</b> \$5,650,000 (\$112.18/sqft)	<b>Cap Rate:</b> N/A	<b>TD:</b> N/A
<b>Taxes:</b> \$48,826.25 (20/21)	<b>Deposit:</b> \$25,000	<b>Assessor #:</b> N/A
<b>Parcel #:</b> 20-26-435-028		<b>Options:</b> N/A
<b>Tenant Responsibility:</b> N/A		

### COMMENTS

Excellent hi-tech facility with heavy power and crane. The office is approximately 35,000 sq. ft. with most of it built into the manufacturing area. 2,000 amps 480/277 volt power. Building currently leased through 10/31/2028 with annual rent increases at 2% each year. Canadian parent company guaranty.



**Broker:** SIGNATURE ASSOCIATES

#### Agent(s):

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