



Industrial For Sale or Lease

Property Name: Alpha Electric
Location: 1330 Piedmont Avenue
City, State: Troy, MI
Cross Streets: Stephenson Hwy/S. of Big Beaver Rd.
County: Oakland
Zoning: I-1

BUILDING SIZE / AVAILABILITY

Building Type:	Built	Mezzanine:	600
Total Building Sq. Ft.:	14,240	Available Shop Sq. Ft.:	9,600
Available Sq. Ft.:	14,240	Available Office Sq. Ft.:	4,640
		Office Dim:	N/A
		Shop Dim:	N/A

PROPERTY INFORMATION

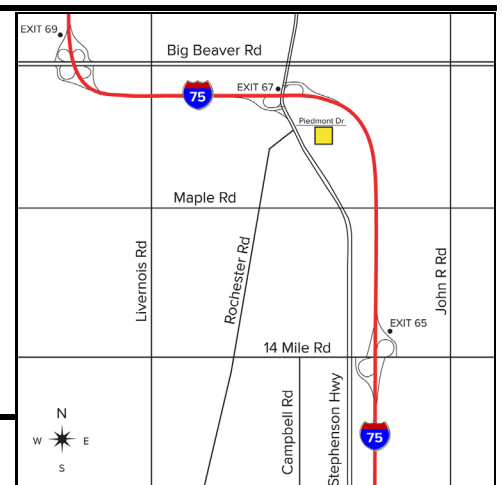
Freestanding:	Yes	Year Built:	1978
Clear Height:	16'	Rail:	No
Grade Level Door(s):	2: 12 x 14	Security:	Yes
Truckwells or Docks:	0	Interior:	N/A
Exterior Construction:	Block	Lighting:	M. Hal./LED
Structural System:	Steel	Bay Sizes:	50'
Air-Conditioning:	Yes	Restrooms:	5
Heating:	GFA	Cranes:	No
Availability:	Immediately	Parking:	43, Fenced Yard
Power (Amps/Volts):	1200 Amps, 240 Volts, 3-Phase	Land Dimensions:	N/A
		Sprinklers:	Yes
		Signage:	Yes
		Exterior:	N/A
		Roof:	N/A
		Floors:	6" Reinforced
		Floor Drains:	No
		Acreage:	0.850

PRICING INFORMATION

Lease Rate:	\$6.50	Mthly Rate:	\$7,713.33/mo	Deposit:	2 Months
Lease Type:	NNN	Lease Term:	5-10 Year(s)	TD:	N/A
Sale Price:	\$1,195,000	Taxes:	\$12,947.05 (2019)	Parcel #:	20-26-155-013
Imprv Allow:	N/A	Options:	N/A	Assessor #:	N/A
Tenant Responsibility:	N/A				

COMMENTS

Building has a fenced yard with direct access to I-75 at Big Beaver. Fully fire suppressed, 1,200 amps of power and Piedmont was recently paved. Rare versatile building with flexible zoning. Two story offices.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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