

1885 THUNDERBIRD STREET  
TROY, MICHIGAN

INDUSTRIAL FOR SALE OR LEASE  
23,600 Square Feet Available



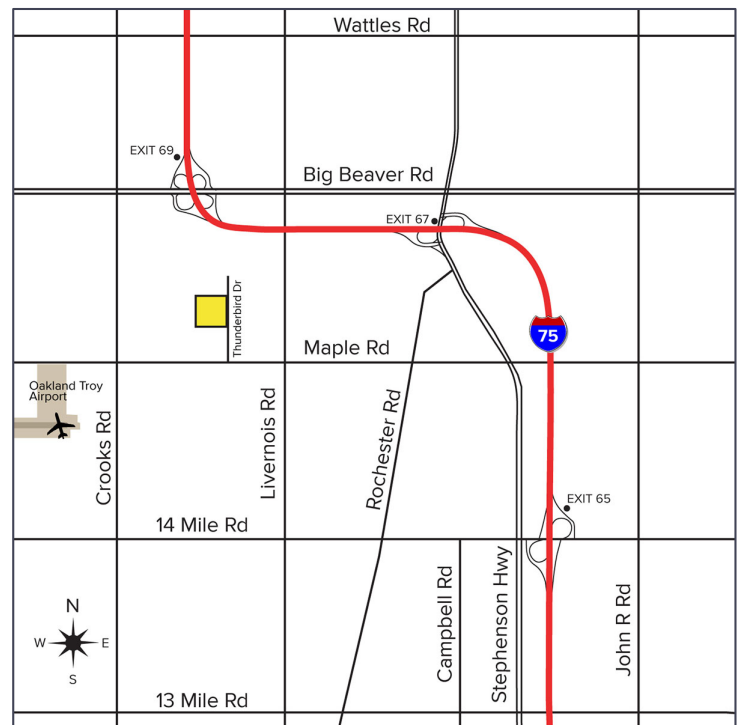
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**THORESON MCCOSH**



## PROPERTY FEATURES

- 23,600 square feet available
- 4,000 square feet of office
- 18' – 20'7" clear height
- (2) 8x10, 12x14 grade level doors, (1) truckwell
- Zoned Integrated Business
- 42 parking spaces
- 277 amps, 480 volts power, buss duct
- Solid manufacturing building
- Room for expansion or more parking
- Lease Rate: \$6.36/sq.ft NNN
- Sale Price: \$1,475,000 (\$62.50/sq.ft.)



For more information, please contact:

**PAUL HOGE**  
(248) 948 0103  
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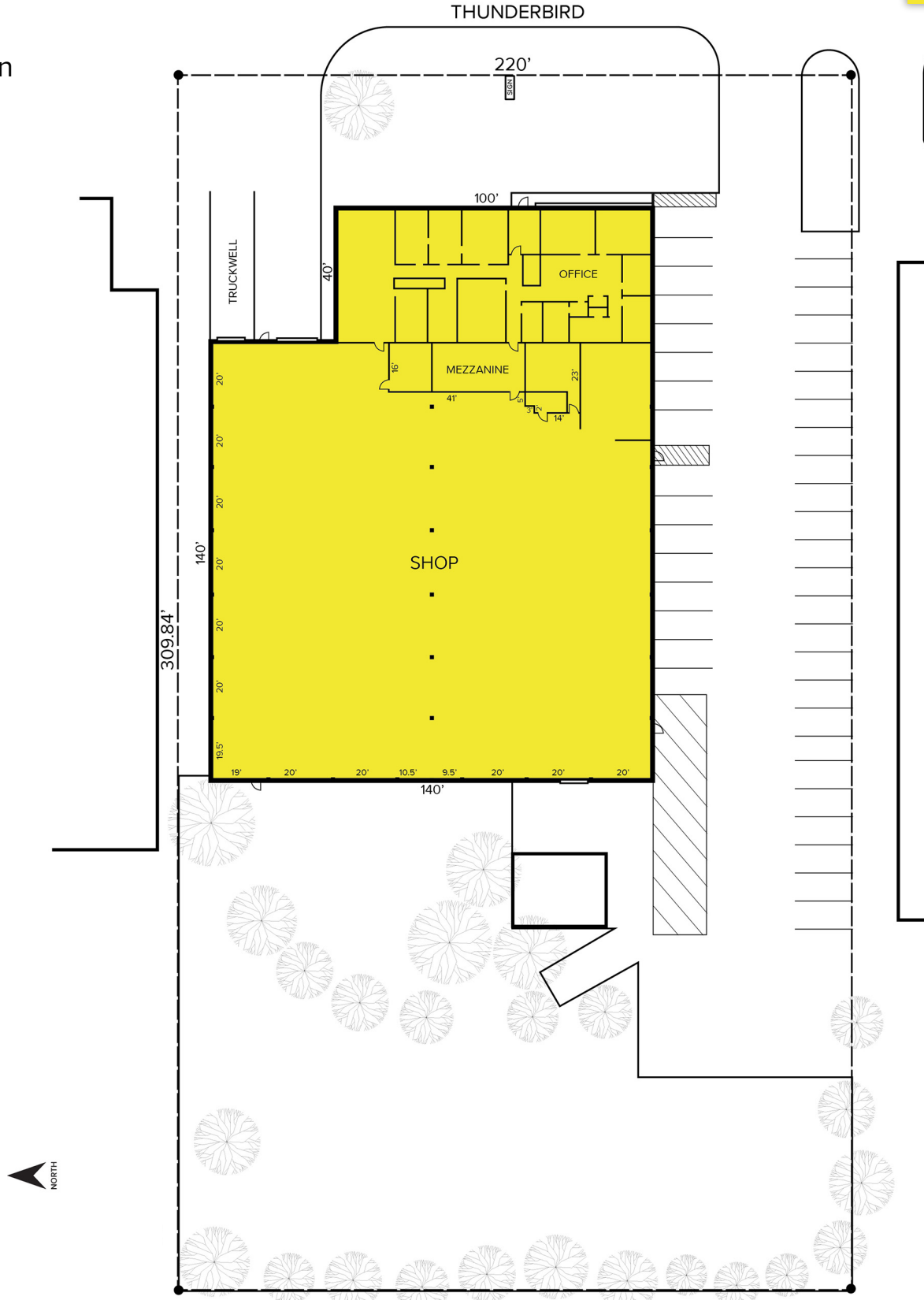
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# 1885 Thunderbird Street – Troy, Michigan

## Industrial For Sale or Lease

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### Site Plan



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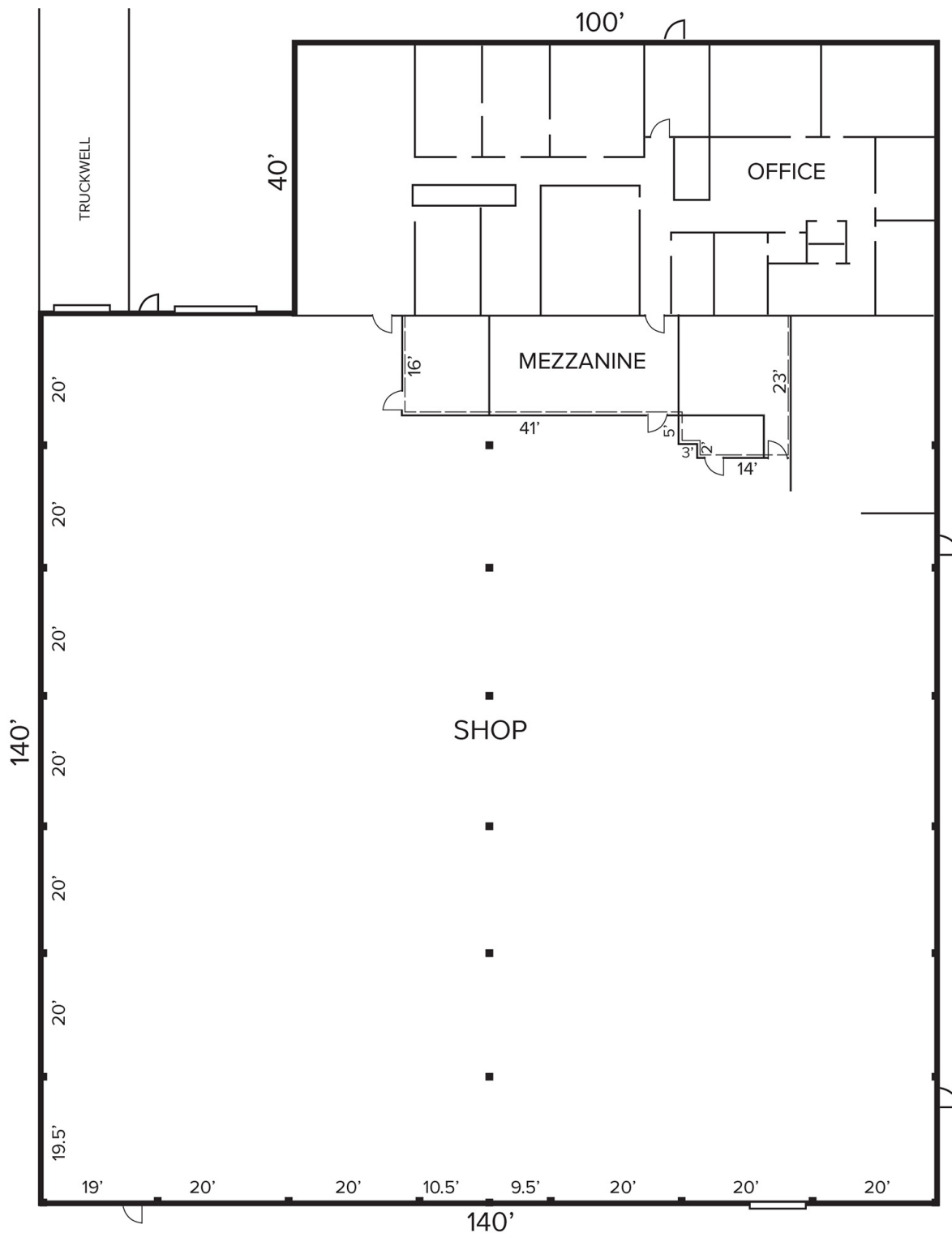
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## Floor Plan



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Aerial



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