

1911 WOODSLEE DRIVE  
TROY, MICHIGAN

INVESTMENT SALE - INDUSTRIAL  
50,365 Total Square Feet



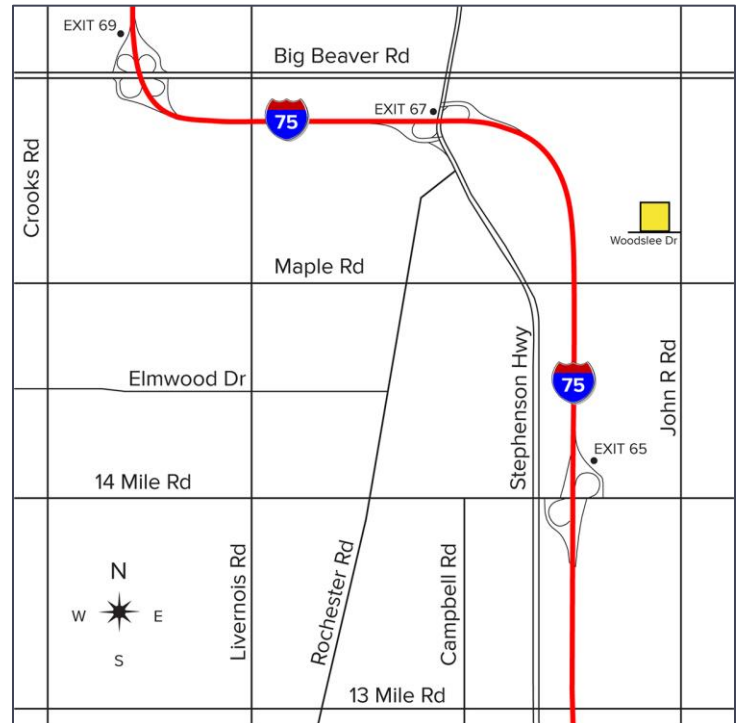
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**EXCELLENT HI-TECH FACILITY**



## PROPERTY FEATURES

- 50,365 square foot building
- 20'-21' clear height
- (1) 12x14 grade level door, (2) truckwells
- 5-Ton crane rails, no bridge
- Zoned I-1
- 108 parking spaces
- 70% air-conditioned
- 2,000 amps, 480/277 volt with buss duct
- Currently leased through October 31, 2028 with annual rent escalations at 2% each year
- Canadian parent company guaranty
- Contact brokers for pricing information



For more information, please contact:

**PAUL HOGE**  
(248) 948 0103  
phoge@signatureassociates.com

**DAN MORROW**  
(248) 799 3144  
dmorrow@signatureassociates.com

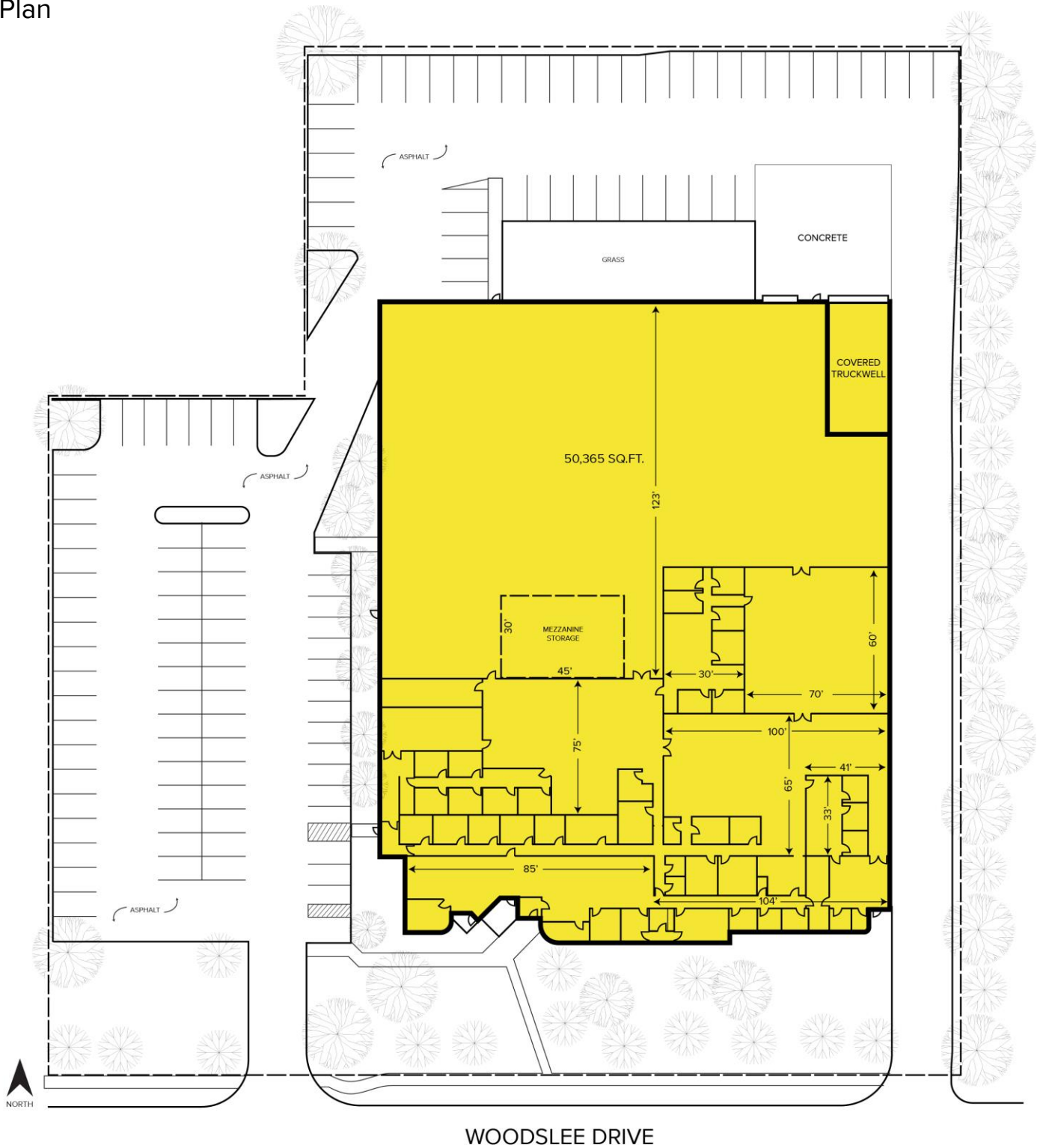
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# 1911 Woodslee Drive – Troy, Michigan

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## Site Plan



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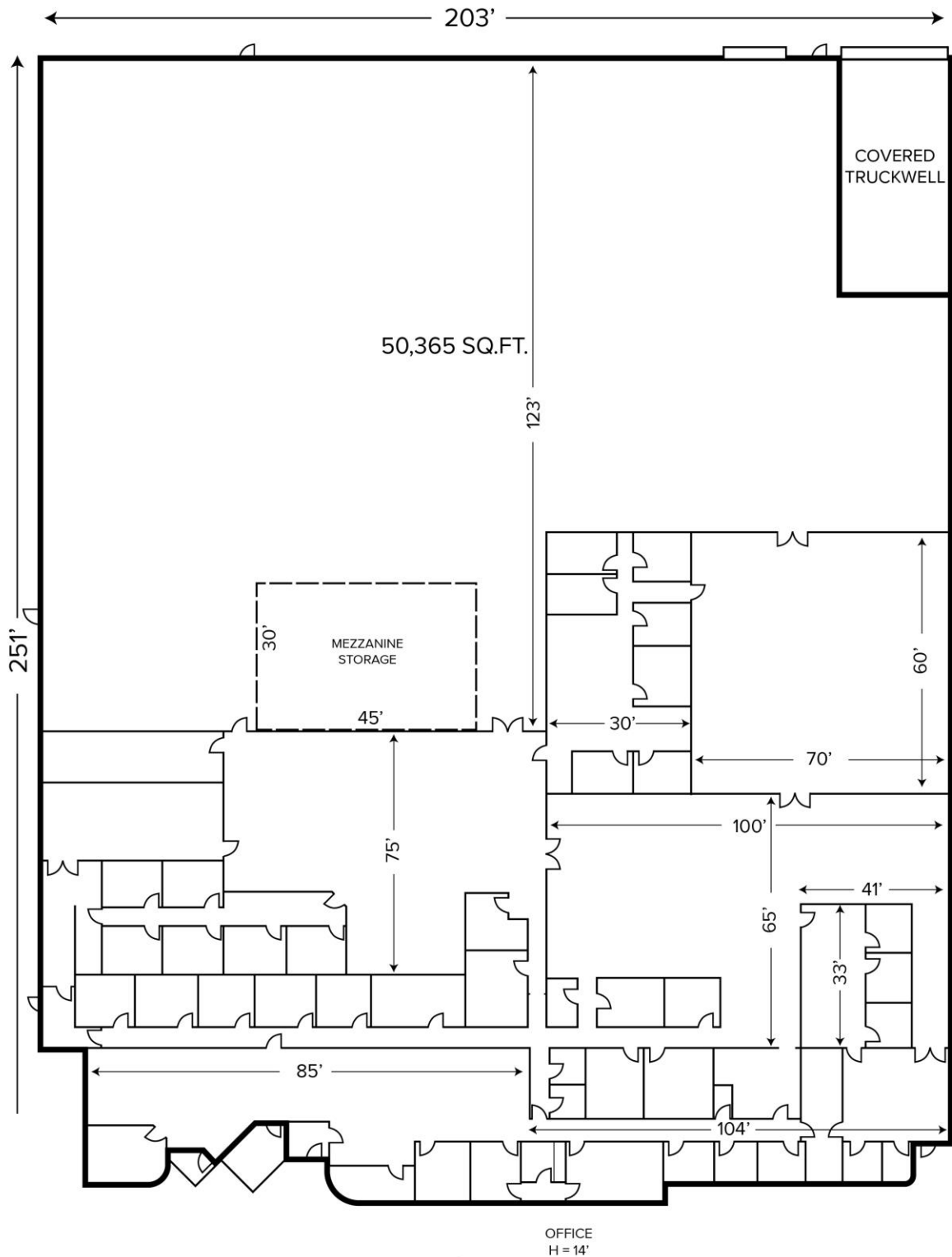
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## Floor Plan



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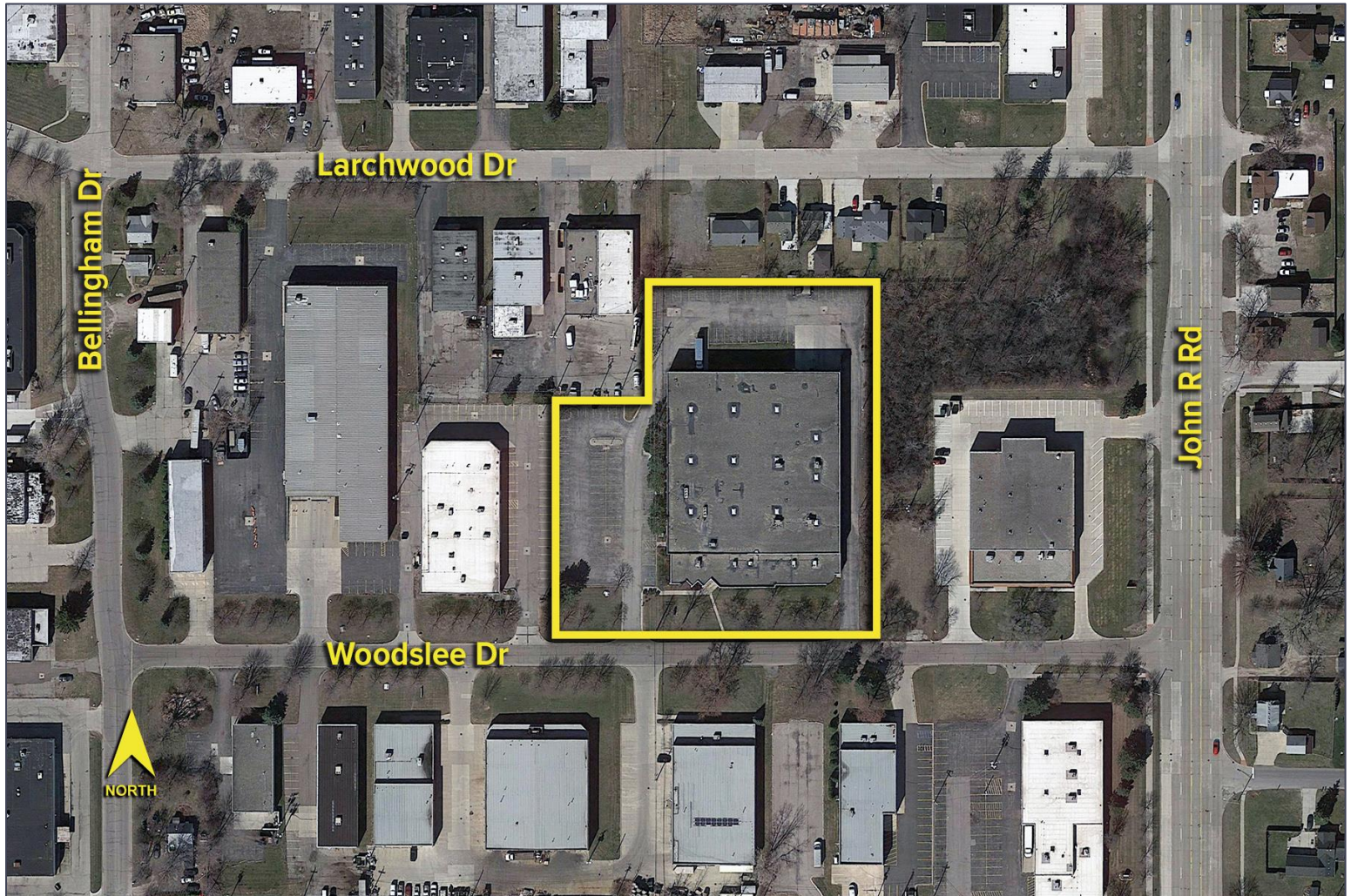
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Aerial



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