

FOR LEASE

1805 BRINSTON DRIVE

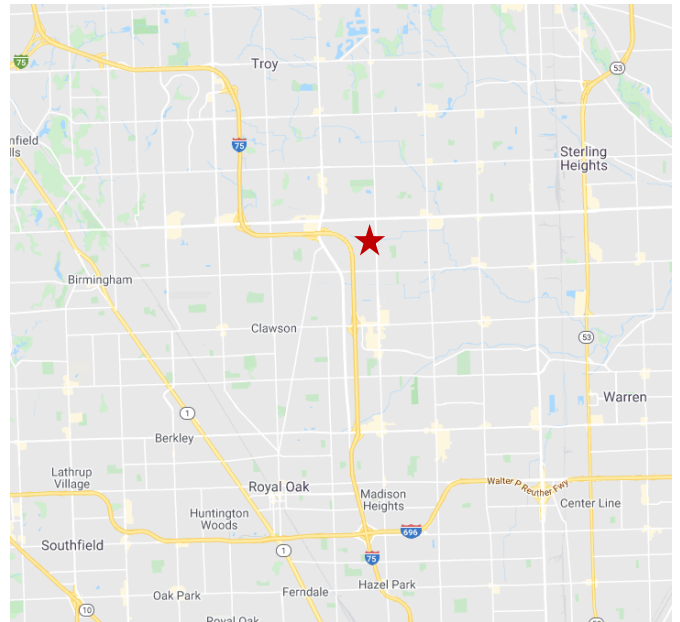
Troy, Michigan 48083

14,892 SF



Move In Ready

- 14,892 SF industrial building
- Includes +/- 1,717 SF office
- Two parcels totaling 1.39 acres and 34 auto spaces
- Two (2) overhead doors (12' x 14' and 12' x 16')
- Drive through bay in rear
- Interior truck well possible
- Building is expandable to +/- 19,400 SF
- Zoned M-1 – Light Industrial
- 1.6 miles to I-75 / Rochester Rd ramp
- Very clean, freestanding industrial building



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**CUSHMAN &
WAKEFIELD**

cushmanwakefield.com

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SITE PLAN / PARKING

Bellingham Drive

Brinston Drive



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Troy, Michigan 48083

14,892 SF

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GENERAL INFORMATION

Address	1805 Brinston Drive Troy, MI 48083
Total Building Area	14,892 SF
Office Area	1,717 SF
Industrial Area	13,175 SF
Primary Use	Warehouse/Distribution
Property Class	B
Divisible To	14,892
Year Built / Renovated	1977
Construction Type	Masonry and steel
Roof	Flat EPDM
Mezzanine	Yes +/- 1,000 SF
Stories	1

SITE DETAILS

Total Land Area	1.36 Acres
Zoning	M-1 Light Industrial
Parcel ID	88-20-26-426-008 88-20-26-200-057
Parking (auto)	34 spaces
Parking (truck/trailer)	TBD
Outside Storage	No
Site Fencing	No
Major Crossroads	E Big Beaver Road and John R Road

BUILDING AMENITIES

Ceiling Clearance (max/min)	18'
Bay Size / Column Spacing	Varied
Dock Doors	1 possible (internal)
Dock Equipment	None
Grade Doors	1 - 12' x 14' 1 - 12' x 16'
Industrial Area HVAC	Boiler and GFA
Industrial Area Lighting	T5 Fluorescent
Floor Thickness	6"
Floor Drains	Yes
Fire Suppression	Sprinklers
Cranes (#/tonnage)	None
Electric (amps/volts/phase)	800/480/3 with 3 runs of bus duct
Air Lines	NA
Locker Room	Yes
Breakroom	Yes
Rail Served	No
Building Expandable	Yes to +/- 19,400 SF

PRICING

Rental Rate	\$6.95 /SF/YR
Lease Type	NNN
Desired Term	5+ Years
Total Opex	\$1.39/SF
Taxes	\$0.89
Insurance	\$0.20
CAM	\$0.30

LISTING AGENTS

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