



## Industrial for Lease

**Property Name:**

**Location:** 2354 Bellingham Drive  
**City, State:** Troy, MI  
**Cross Streets:** Maple & John R. Roads  
**County:** Oakland  
**Zoning:** Ind. Improved

**BUILDING SIZE / AVAILABILITY**

<b>Building Type:</b> Built	<b>Mezzanine:</b> N/A
<b>Total Building Sq. Ft.:</b> 19,775	<b>Available Shop Sq. Ft.:</b> 16,921
<b>Available Sq. Ft.:</b> 19,775	<b>Available Office Sq. Ft.:</b> 2,854
	<b>Office Dim:</b> N/A
	<b>Shop Dim:</b> N/A

**PROPERTY INFORMATION**

<b>Multi-Tenant:</b> Yes	<b>Year Built:</b> N/A
<b>Clear Height:</b> 16'	<b>Rail:</b> No
<b>Grade Level Door(s):</b> 1: 12 x 14	<b>Security:</b> Yes
<b>Truckwells or Docks:</b> 0	<b>Interior:</b> N/A
<b>Exterior Construction:</b> Block	<b>Lighting:</b> Fluorescent
<b>Structural System:</b> Block	<b>Bay Sizes:</b> 30 x 40
<b>Air-Conditioning:</b> Central Rooftop	<b>Restrooms:</b> Yes
<b>Heating:</b> Gas Unit	<b>Cranes:</b> No
<b>Availability:</b> Immediately	<b>Parking:</b> N/A
<b>Power (Amps/Volts):</b> 600 Amps, 240 Volts	<b>Roof:</b> N/A
	<b>Floors:</b> N/A
	<b>Floor Drains:</b> No
	<b>Acres:</b> 2.420
	<b>Land Dimensions:</b> N/A

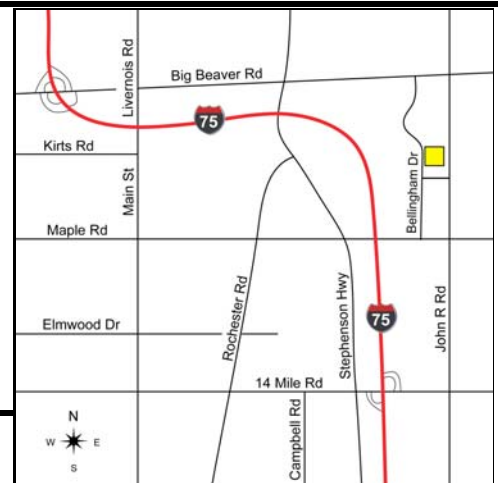
**PRICING INFORMATION**

<b>Lease Rate:</b> \$2.95	<b>Mthly Rate:</b> \$4,861.35	<b>TD:</b> N/A
<b>Lease Type:</b> NNN	<b>Taxes:</b> \$13,083.99	<b>Deposit:</b> 2 Months
<b>Lease Term:</b> 3-5 Year(s)	<b>Parcel #:</b> 20-26-200-032	<b>Assessor #:</b> N/A
<b>Improvement Allowance:</b>	<b>Options:</b> N/A	

**Tenant Responsibility:**

**COMMENTS**

Good clean space, can remodel to suit. Twin building next door is available as well. Available as-is.



**Broker:** Signature Associates

**Agent(s):**

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