

**8,768 SF AVAILABLE
FOR SUBLEASE**

**1358 RANKIN ROAD
TROY, MI 48083**

FOR SUBLEASE \$7.95/SF NNN

PROPERTY HIGHLIGHTS

- Recently renovated office and warehouse
- Four (4) private offices, two (2) conference rooms, and one (1) breakroom
- One (1) dock and one (1) 12' x 14' grade level door
- Warehouse HVAC, LED lighting, and airlines
- SUBLEASE TERM THROUGH 9/30/2027; SHORTER TERM POSSIBLE

For more information, contact:

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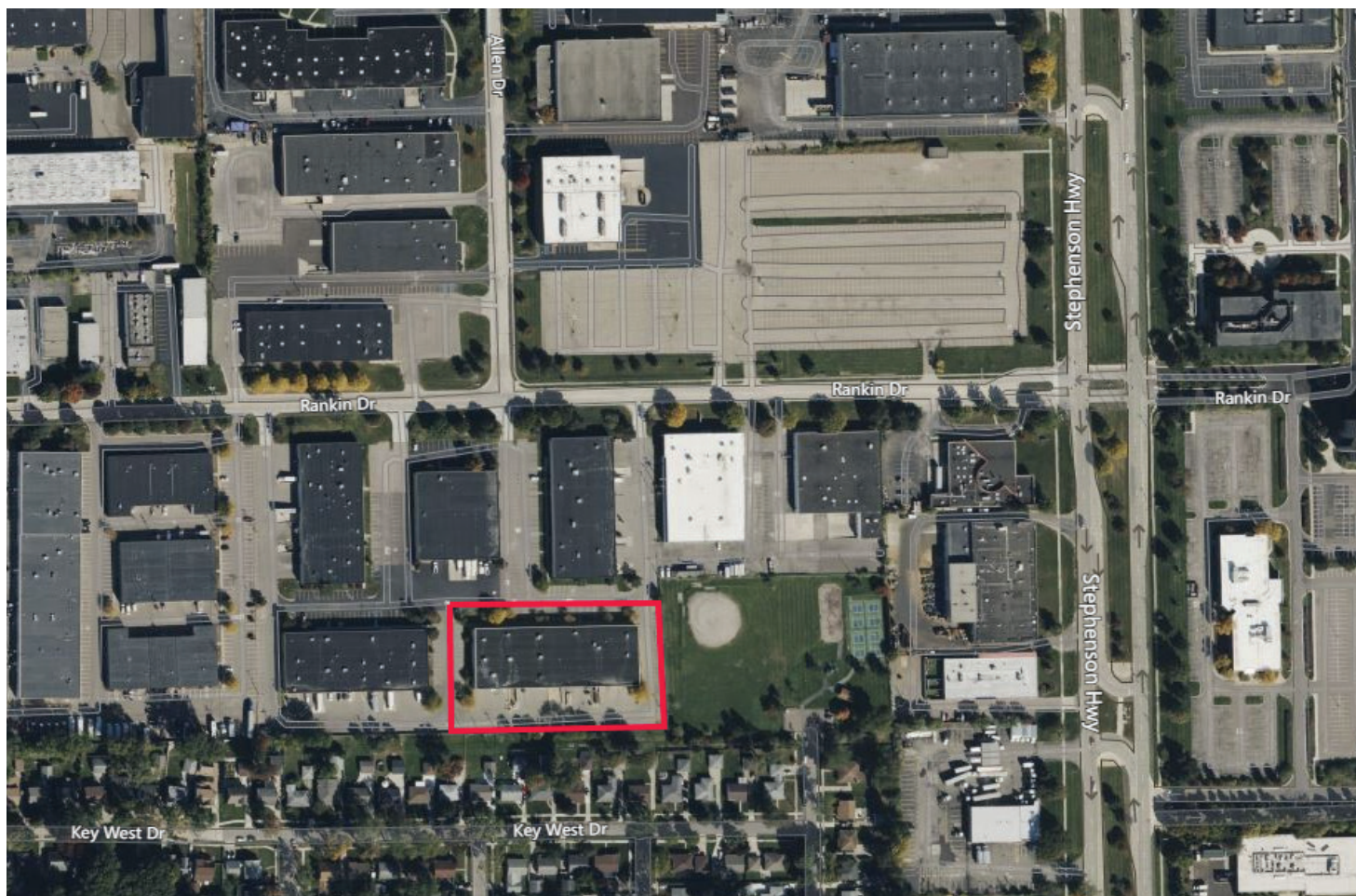
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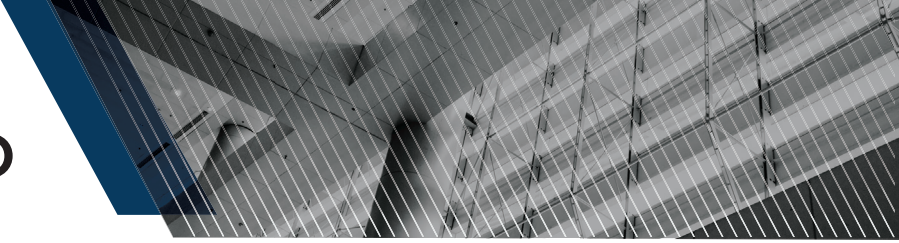
TROY

BUILDING SPECIFICATIONS

COUNTY	Oakland County	CEILING HEIGHT	18'
TOTAL SF	Total: 8,768 SF	DOCK DOORS	1 (8' x 8')
WAREHOUSE SF	+/- 6,268 SF	GRADE LEVEL DOORS	1 (12' x 14')
OFFICE SF	+/- 2,500 SF	LIGHTING	LED
TYPE	Industrial Warehouse	AIR LINES	Yes
TOTAL BUILDING	38,400 SF	HVAC	Warehouse HVAC
TENANCY	Multiple	ZONING	M-1
ACRES	11.59 Acres	SUBLEASE	Through 9/30/2027
YEAR BUILT/ RENOVATED	1982	SUB LEASE RATE	\$7.95/SF NNN
PARKING RATIO	1.04/1,000 SF	OPEX	+/- \$3.08/SF



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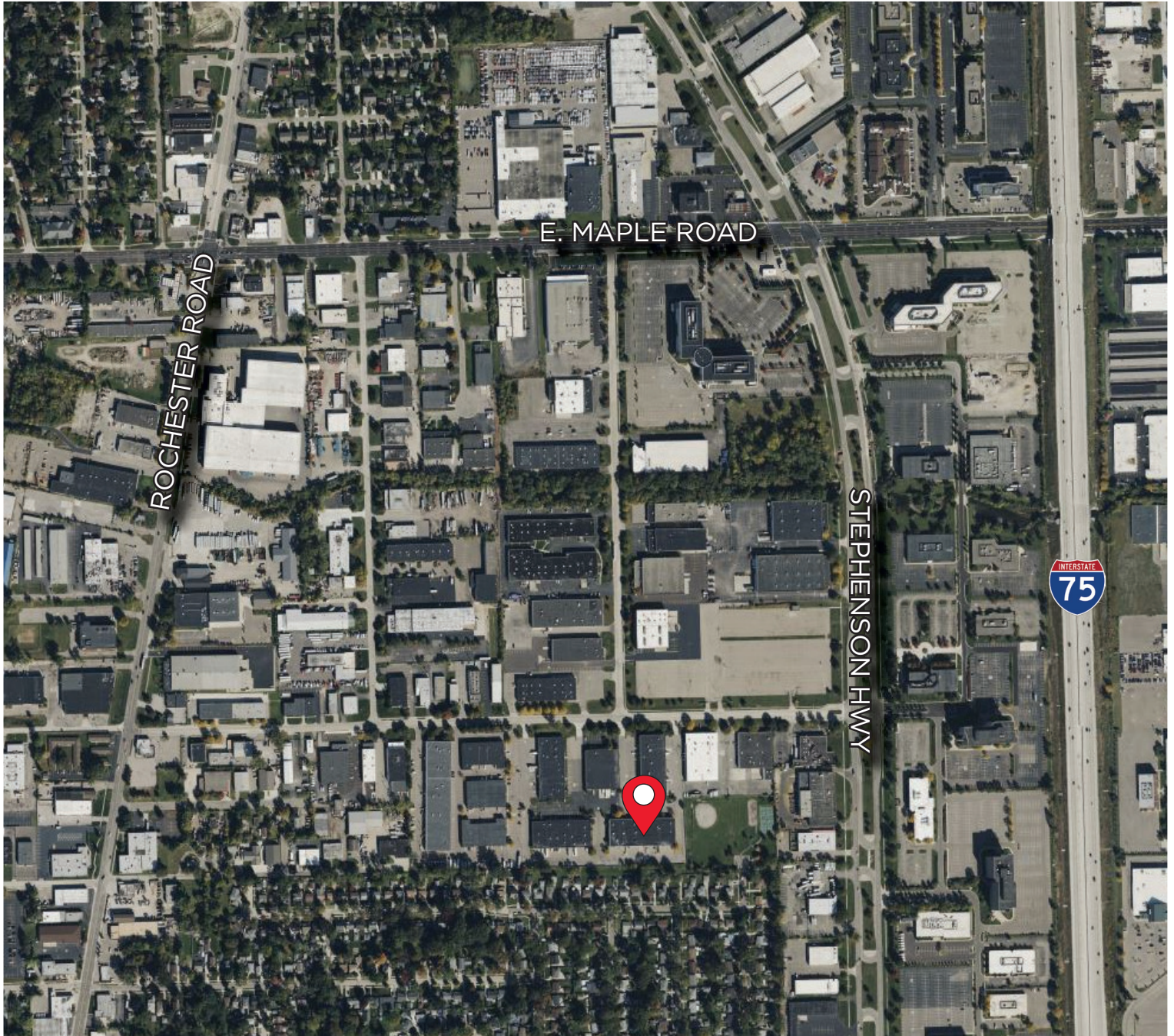
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AERIAL LOCATION



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