



1201 ROCHESTER ROAD

TROY, MI 48083

INDUSTRIAL FOR LEASE/SALE

- Sale Price: \$1,050,000.00 (\$108.00/SF)
- Lease Rate: \$7.50/NNN
- Brand new flooring and paint in the office (2024)
- 9,702 SF
- 1.05 Acres
- Zoning: IB (Integrated Industrial and Business District)
- New roof in 2018 (pitched metal roof)
- Power: 110v/Single Phase(Std) - 220v/3 Phase - 460v/3 Phase
- Two (2) 12x12 overhead doors
- Taxes: \$0.67/SF (2021)
- Parking: 30+
- Floor Drains Throughout

- **Population**
1 Mile: 9,653
3 Mile: 95,833
5 Mile: 294,015
- **Business**
#of Businesses: 1,183
of Employees: 12,927
- **Household**
1 Mile: 4,312
3 Mile: 42,089
5 Mile: 122,386
- **Average Household Income**
1 Mile: \$84,949
3 Mile: \$96,737
5 Mile: \$106,640
- **Traffic Count**
W Maple Road: 28,190

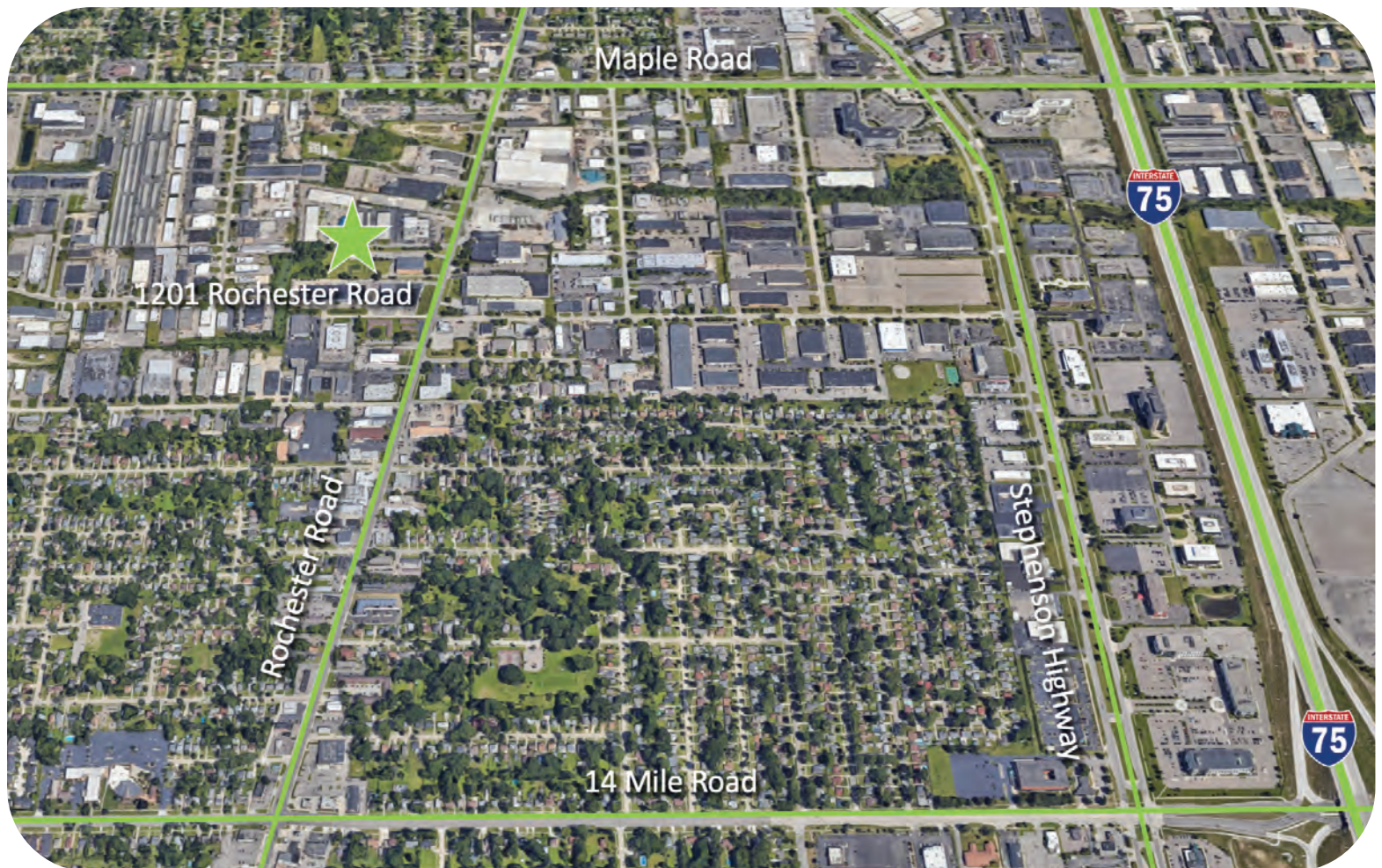
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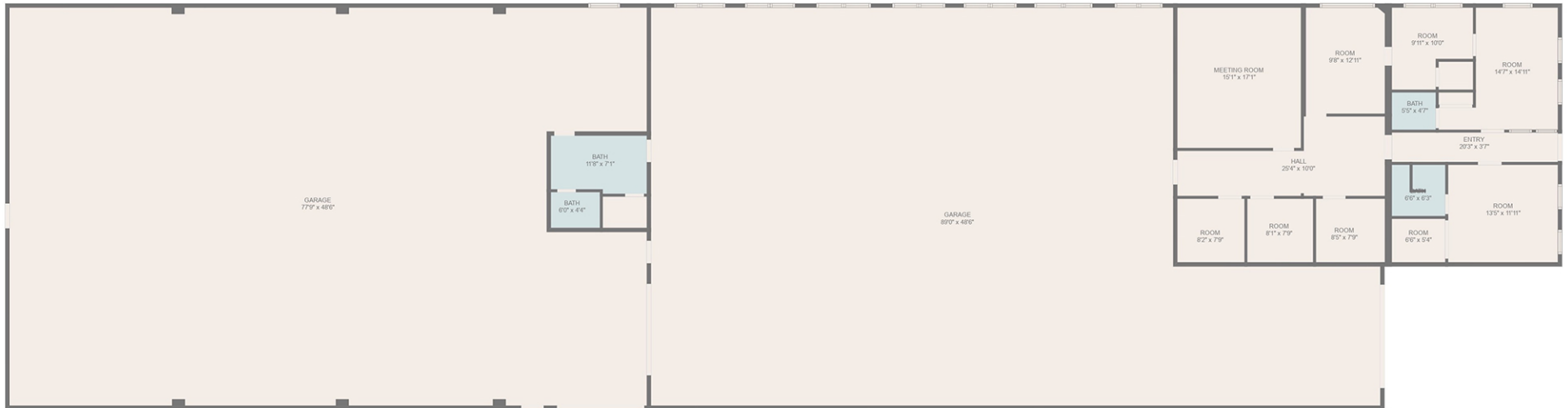
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DO NOT SCALE



1201 Rochester Road
Troy, MI 48083

9,702 SF
For More Information Please Call:
248.710.8000

