



Hi-Tech For Sale or Lease

Property Name: CBTS
Location: 1095 Crooks Road
City, State: Troy, MI
Cross Streets: W. Maple Rd.
County: Oakland
Zoning: Lt Industrial

BUILDING SIZE / AVAILABILITY

Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	35,067	Available Shop Sq. Ft.:	5,925
Available Sq. Ft.:	21,700	Available Office Sq. Ft.:	15,775
		Office Dim:	N/A
		Shop Dim:	N/A

PROPERTY INFORMATION

Multi-Tenant:	Yes	Year Built:	1986 (Retrofit: 2013)
Clear Height:	18'	Rail:	No
Grade Level Door(s):	1: 10 x 12	Security:	No
Truckwells or Docks:	1	Interior:	No
Exterior Construction:	N/A	Lighting:	N/A
Structural System:	N/A	Bay Sizes:	N/A
Air-Conditioning:	Yes	Restrooms:	Yes
Heating:	N/A	Cranes:	No
Availability:	9/01/2021	Parking:	100+
Power (Amps/Volts):	1000 Amps, 240 Volts	Roof:	N/A
		Floors:	Reinf. Concrete
		Floor Drains:	No
		Acreage:	2.830
		Land Dimensions:	N/A

PRICING INFORMATION

Lease Rate:	\$9.25	Mthly Rate:	N/A	Deposit:	N/A
Lease Type:	NNN	Lease Term:	5 Year(s)	TD:	N/A
Sale Price:	\$3,300,000 (\$94.11/sqft)	Taxes:	\$23,427 (2020)	Parcel #:	20-32-226-013
Imprv Allow:	N/A	Options:	N/A	Assessor #:	N/A
Tenant Responsibility:	N/A				

COMMENTS

Superb office/flex headquarter building close to Birmingham, Royal Oak, and I-75. CBTS' 21,700 sq. ft. suite available this year with sufficient notice. Balance of building (13,367 sq. ft.) leased to VDL and Elba Labs.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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