

2240 Cunningham Drive
Troy, Michigan



FOR SALE



86,400 SF Office / Flex / Hi-Tech Facility on 4.62 Acres



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Property Highlights

2240 Cunningham Drive
Troy, Michigan

Facility offers a Combination of
Office, Flex, & Hi-Tech Space

- Building Size: 86,400 Total Square Feet
 - First Floor: __ SF
 - Second Floor: __ SF
- Land Size: 4.62 Acres
- Built in 2000
- Heavy Power
- Ceiling Height
 - First Floor: 17'
 - Second Floor: 16'-23' (At Peak)
- Live Floor Load
 - First Floor: 200 lbs
 - Second Floor: 130 lbs



Building Specs

86,400 SF of Office / Flex / Hi-Tech Space

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Building Square Feet 86,400

Available Square Feet 86,400

Land Size (Acres) 4.62

Parcel Number 20-19-430-003

Zoning (BB) Big Beaver District (Form Based)

Utilities All On Site

Parking Spaces Approximately 220

Construction Type Steel Frame

Year Built 2000

Power 4 MW Utility Power, Redundant Service 2 Existing Feeders Maximum Capacity 5 MW Each

Redundant Power (N+1)

Raised Floor

Computer Room: 43,200 SF. at 24" on 2nd floor Telco Dmark Vaults: 2,000 SF at 18" on 1st Floor Command Center & Office: 15,000 SF @ 18" Raised Floor on 1st Floor

Live Floor Load

First Floor: 200 lbs
Second Floor: 130 lbs

General Condition

Above Average

Ceiling

First Floor: 17'
Second Floor: 16'-23' (At Peak)

Critical Capacity

1.7 MW Available

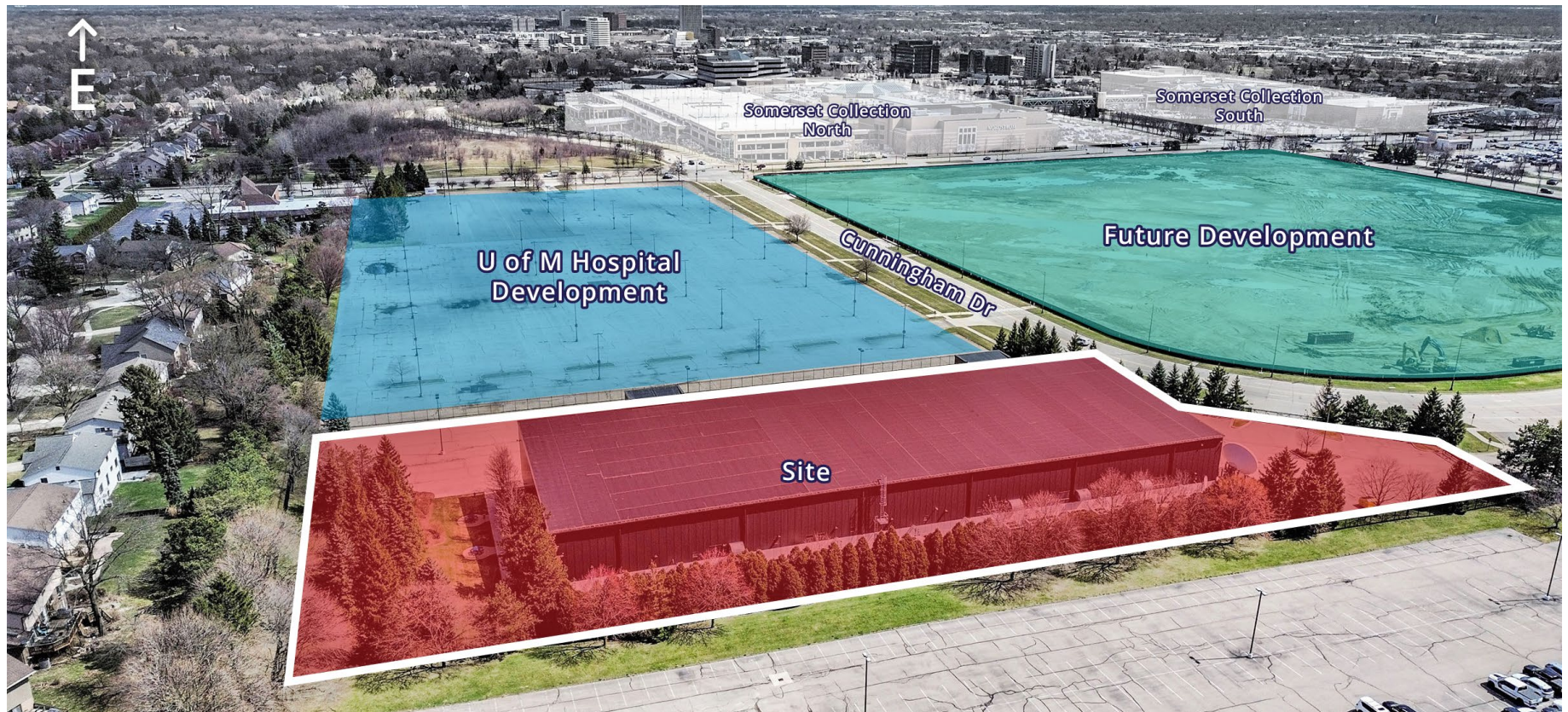
Fire Suppression/Fire Alarm

Pre-Action, Double Interlock Dry Pipe System
• FM-200 in Electrical Vault
• VESDA - Very Early Smoke Detection Annunciation
• Siemens Cerberus / Pyrotronics Fire Alarm System

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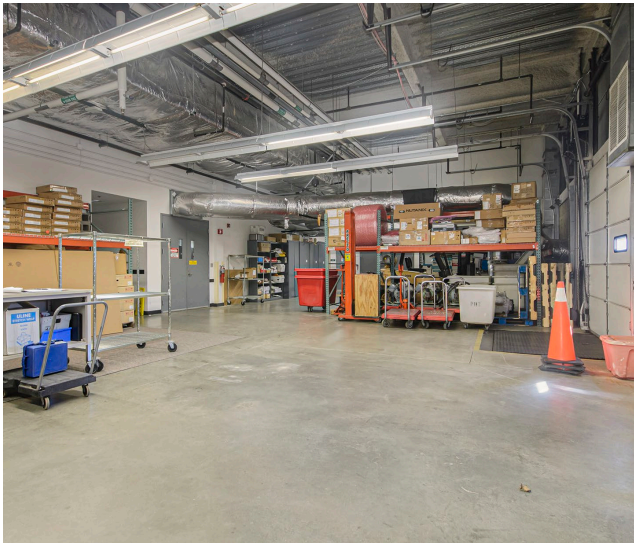
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Interior Photos

86,400 SF of Office / Flex / Hi-Tech Space

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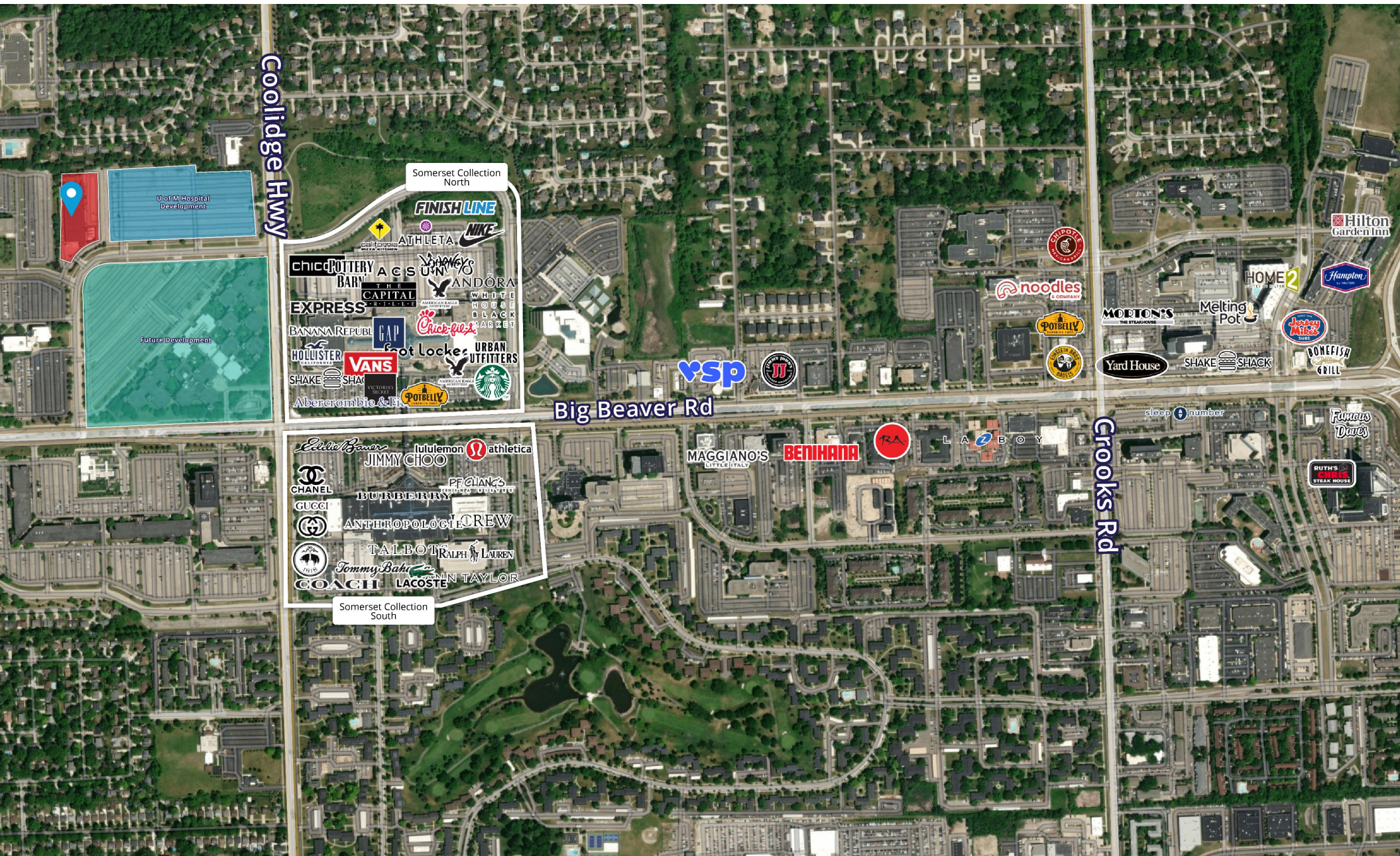
Aerial Map

86,400 SF of Office / Flex / Hi-Tech Space

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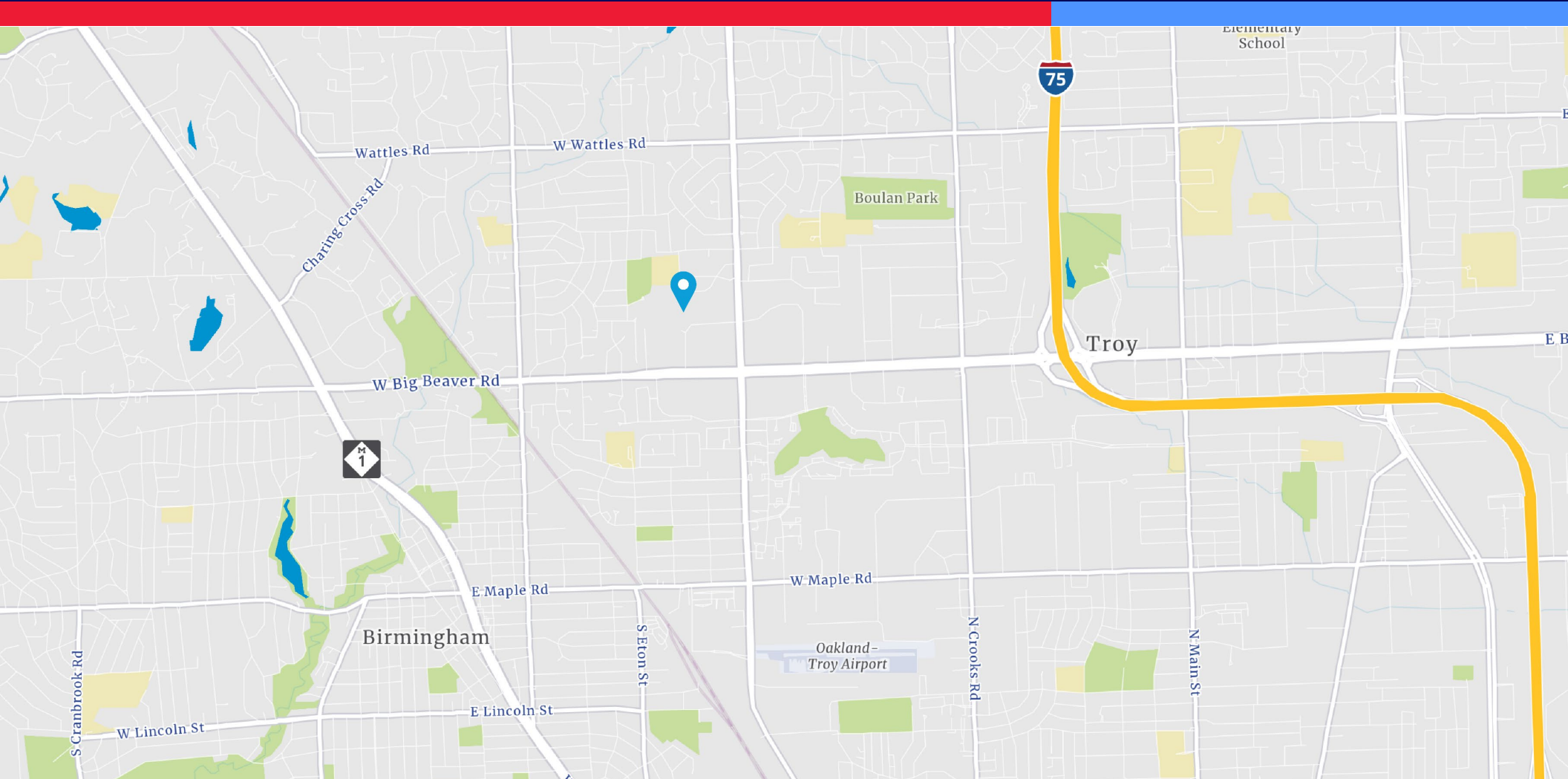
86,400 SF of Office / Flex / Hi-Tech Space



Location Map

86,400 SF of Office / Flex / Hi-Tech Space

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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.



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