EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

375 ROBBINS DR

375 Robbins Dr, Troy, MI 48083



FOR SALE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 375 Robbins Dr | Troy, MI 48083



PROPERTY OVERVIEW

375 Robbins Drive is a freestanding flex industrial building in the heart of Troy's established business corridor, offering a rare combination of production, warehouse, and office space under one roof. The layout adapts easily to a wide range of operations, and its location near I-75 keeps employees, customers, and suppliers within easy reach of Metro Detroit. With Land Contract available, ownership becomes a realistic option for qualified buyers, allowing monthly occupancy dollars to build equity instead of paying rent.

OFFERING SUMMARY

Sale Price - REDUCED:	Was $1,590,000 NOW $1,490,000
Building Size:	14,880 SF
Price / SF:	$100.13
Year Built:	1976
Zoning:	(IB) Integrated Industrial Business District

PROPERTY HIGHLIGHTS

- Land contract available: seller-financing for qualified buyers
- 14,880 SF flex building: approx. 10,000 SF of flex/production space plus 4,880 SF of finished offices
- 12' clear height and a grade-level 10' x 11' overhead door with lift
- Quick access to I-75, 14 Mile, 15 Mile, and I-696 in a well-established industrial market.
- 1.10-acre site with on-site parking (50+ spaces)

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

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37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 375 Robbins Dr | Troy, MI 48083

BUILDING INFORMATION

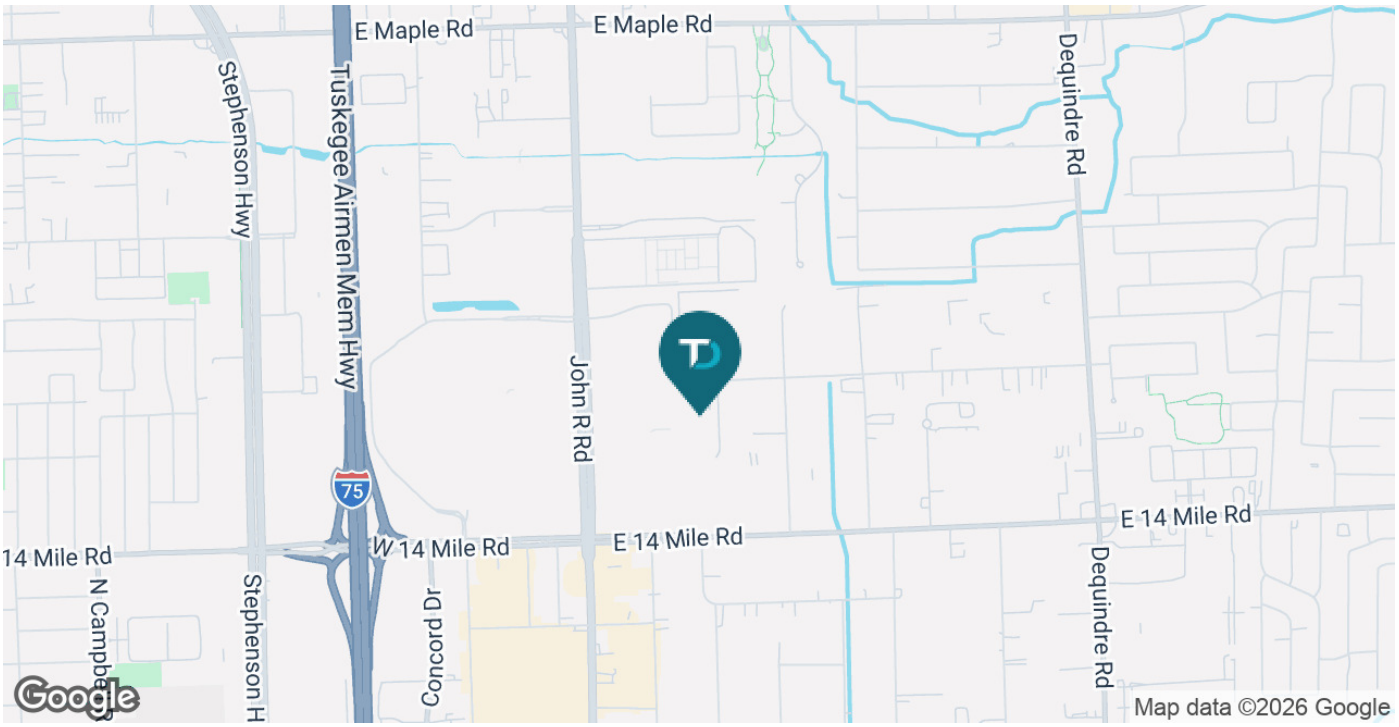
Price/SF:	$100.13
Building Size:	14,880 SF
Year Built:	1976
Number of Floors:	1
Utilities:	-
Parking Spaces:	51

PROPERTY INFORMATION

Lot Size:	1.10 AC
Property Type:	Industrial
Property Subtype:	Flex Space
2025 Taxes:	$15,803
Zoning	(IB) Integrated Industrial Busir District
Traffic Count:	40,149 Vehicles/Day (Costar, 2026)
Legal Description:	Available upon request
APN:	20-36-352-012

LOCATION INFORMATION

Located on the west side of Robbins Dr, east of I-75 just off 14 Mile Rd



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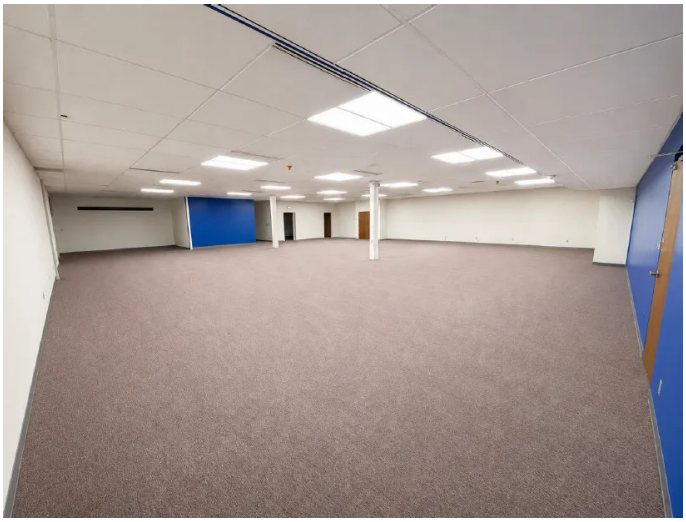
ADDITIONAL PHOTOS: 375 Robbins Dr | Troy, MI 48083





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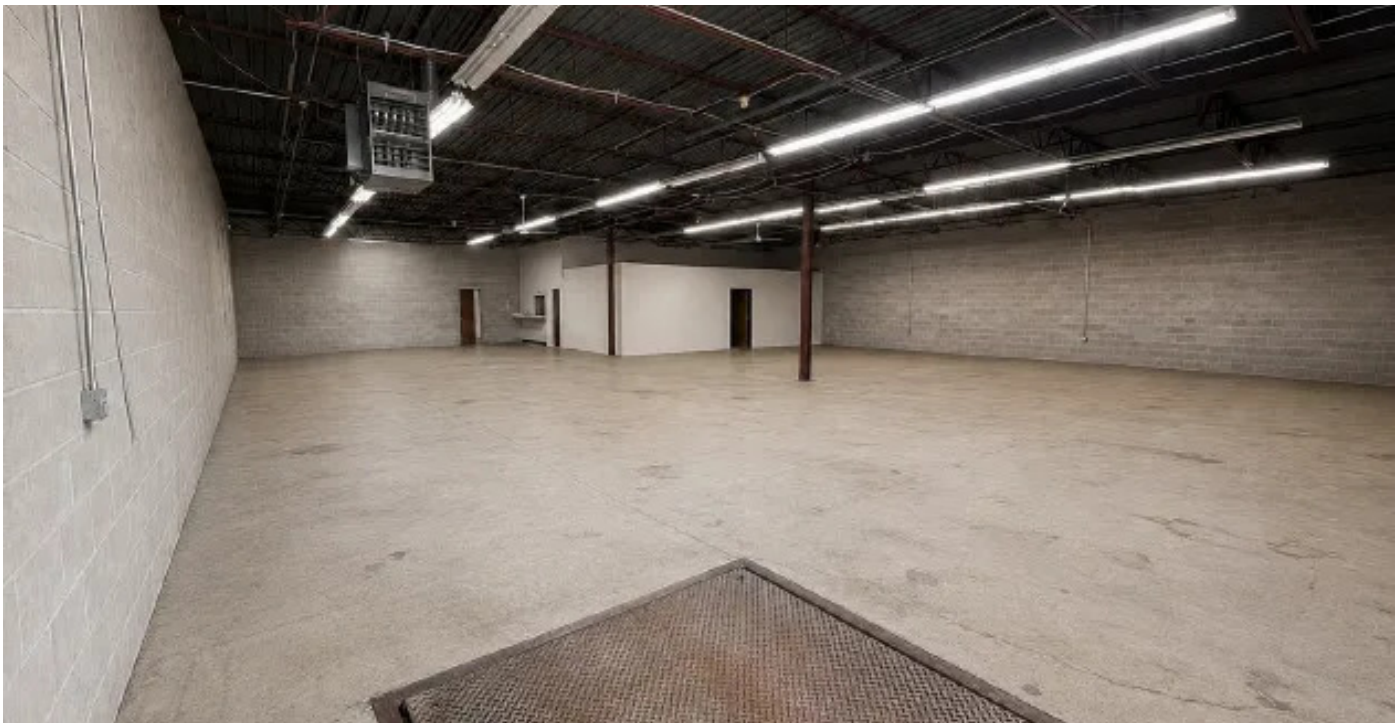


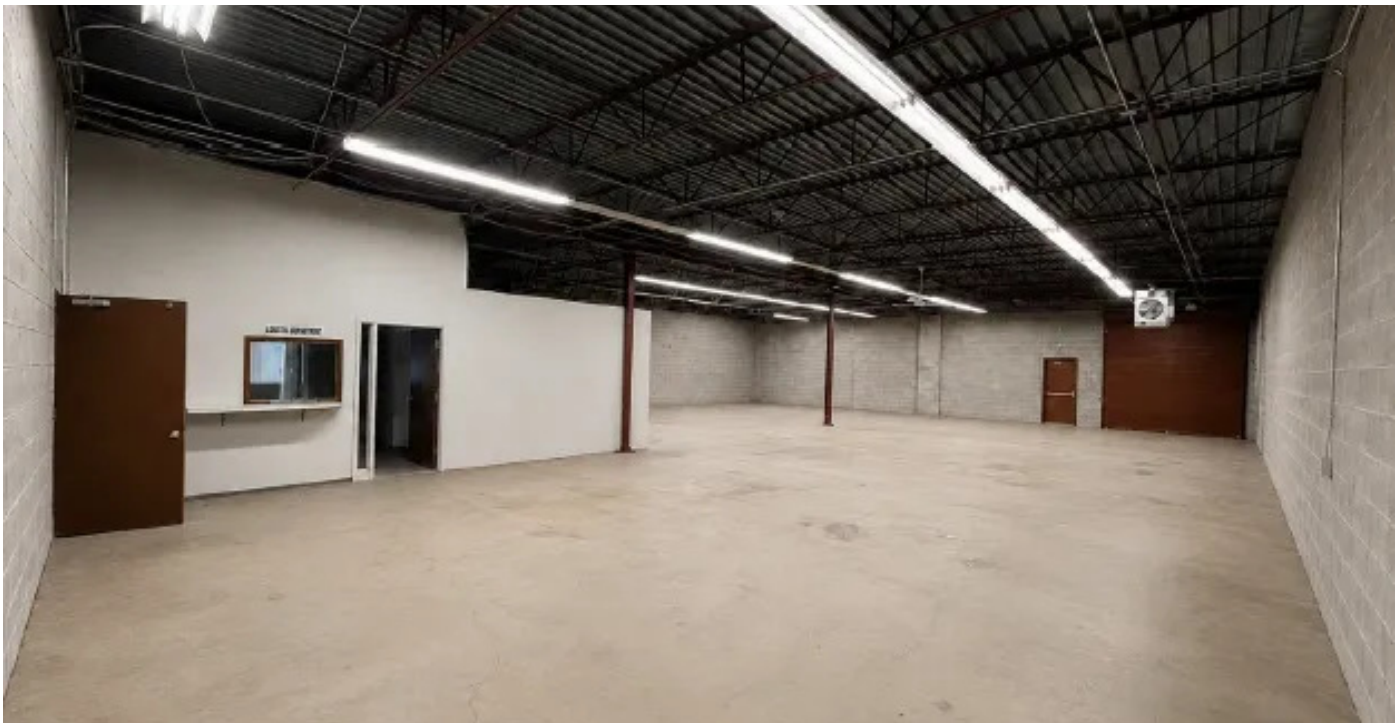


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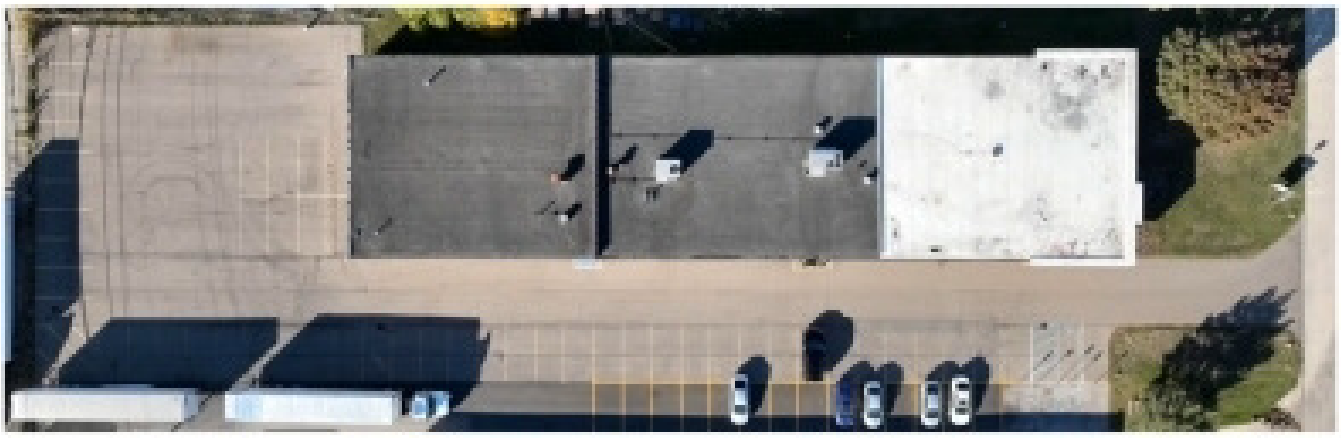
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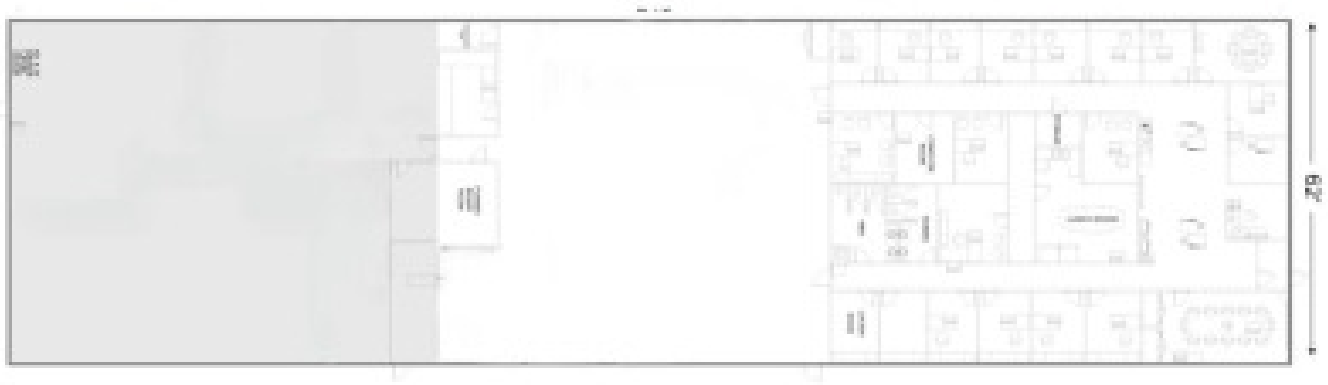
ADDITIONAL PHOTOS: 375 Robbins Dr | Troy, MI 48083

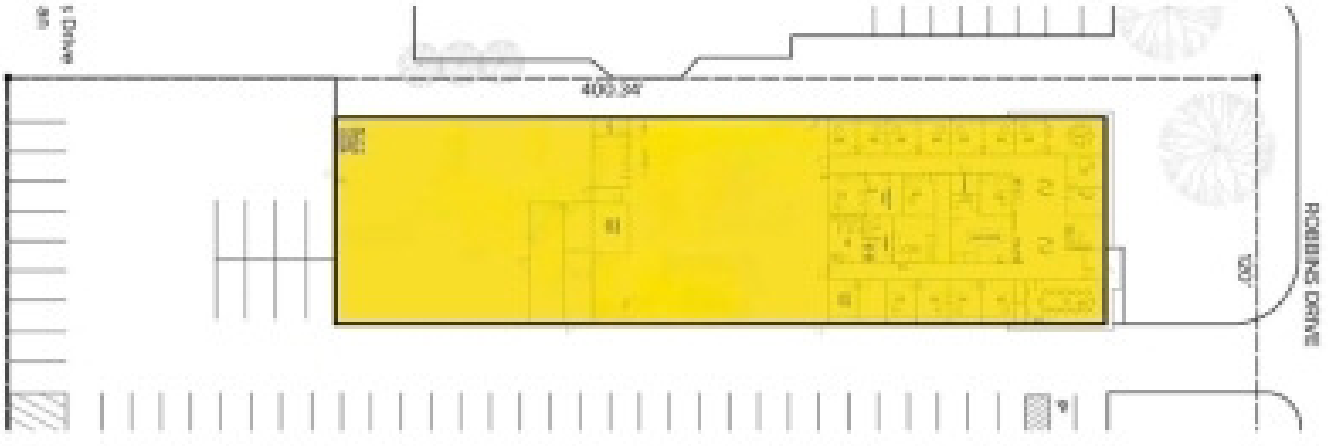




FLOOR PLAN: 375 Robbins Dr | Troy, MI 48083







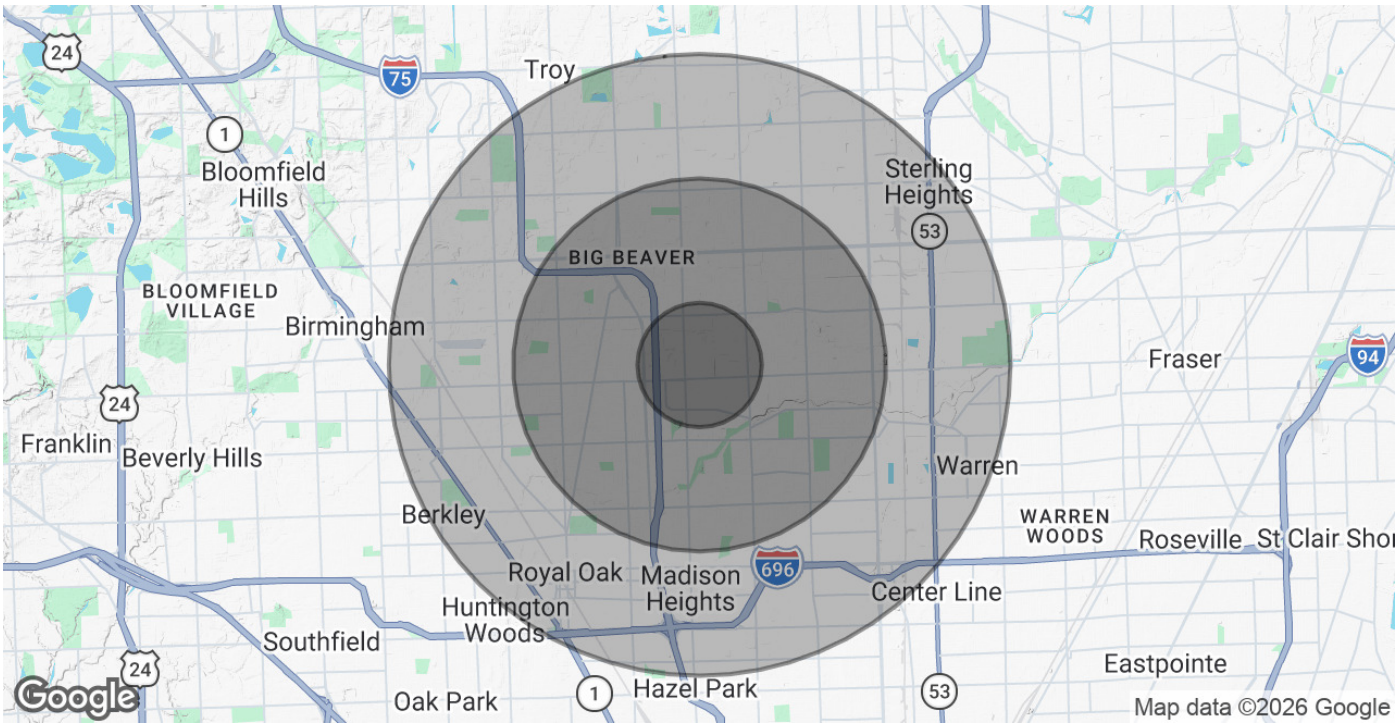
RETAILER MAP: 375 Robbins Dr | Troy, MI 48083



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DEMOGRAPHICS MAP & REPORT: 375 Robbins Dr | Troy, MI 48083



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,559	109,332	287,521
Average Age	42.1	40.7	40.8
Average Age (Male)	41.8	39.9	39.7
Average Age (Female)	46.8	42.1	42.3

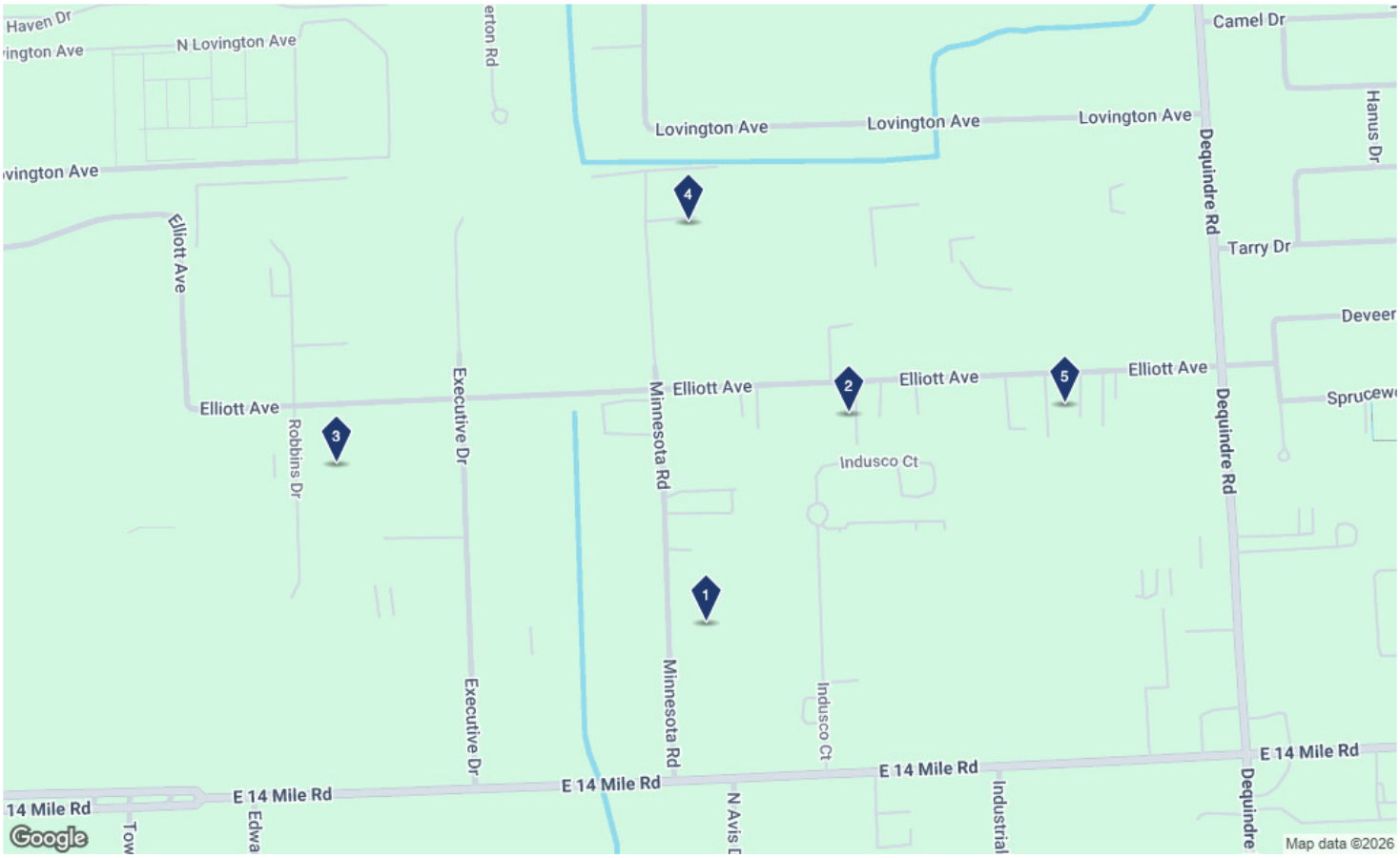
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,678	45,972	123,353
# of Persons per HH	1.8	2.4	2.3
Average HH Income	$61,587	$95,817	$107,882
Average House Value	$263,584	$264,419	$290,786

2023 American Community Survey (ACS)

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Sale Comps Map & List Report



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	$820,000	$1,037,000	$1,000,000	$1,350,000
Sale Price Per SF	$87	$102	$95	$156
Cap Rate	-	-	-	-
Land Price Per AC	$1,414,286	$1,646,032	$1,551,724	$2,083,333

Property Attributes	Low	Average	Median	High
Building SF	6,583 SF	10,191 SF	10,500 SF	15,520 SF
Year Built	1966	1975	1972	1991
% Leased At Sale	100%	100%	100%	100%
Star Rating	★☆☆☆☆ 1	★☆☆☆☆ 1.6	★★☆☆☆ 2	★★☆☆☆ 2

Summary Statistics exclude For Sale and Under Contract listings

Sale Comps List

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1	256 Minnesota Dr Troy, MI 48083	Warehouse ★★☆☆☆	1968	10,500 SF (100%)	9/18/2026	$1,000,000 ($95.24/SF)	-

Sale Comps List (Continued)

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
2	Robbins Industrial Park 2694 Elliott Dr Troy, MI 48083	Warehouse ★☆☆☆☆	1991	6,583 SF (100%)	7/8/2026	$1,025,000 ($155.70/SF)	-
3	Robbins Industrial Park 388 Robbins Dr Troy, MI 48083	Warehouse ★★☆☆☆	1976	10,830 SF	6/25/2026	$990,000 ($91.41/SF)	-
4	Robbins Industrial Park 686 Minnesota Dr Troy, MI 48083	Warehouse ★★☆☆☆	1972	7,520 SF	2/2/2026	$820,000 ($109.04/SF)	-
5	Robbins Industrial Park 2876 Elliott Dr Troy, MI 48083	Warehouse ★☆☆☆☆	1966/1970	15,520 SF (100%)	12/12/2025	$1,350,000 ($86.98/SF)	-

2026 CoStar Group - Licensed to Thomas Duke Company - 1342033

1 256 Minnesota Dr

Troy, MI 48083 (Oakland County) - Troy Area East Submarket

★★☆☆☆ Warehouse

Sold	9/18/2026	Land Area	0.48 AC/20,909 SF
Sale Price	$1,000,000 ($95.24/SF)	Sale Comp Status	In Progress
RBA (% Leased)	10,500 SF (100%)	Sale Comp ID	7837666
Price Status	Confirmed	Parcel Numbers	20-36-451-037
Built	1968		



2 2694 Elliott Dr - Robbins Industrial Park

Troy, MI 48083 (Oakland County) - Troy Area East Submarket

★☆☆☆☆ Warehouse

Sold	7/8/2026	Land Area	0.57 AC/24,829 SF
Sale Price	$1,025,000 ($155.70/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	6,583 SF (100%)	Sale Comp ID	7721717
Price Status	Confirmed	Parcel Numbers	20-36-476-064
Built	1991		



3 388 Robbins Dr - Robbins Industrial Park

Troy, MI 48083 (Oakland County) - Troy Area East Submarket

★★☆☆☆ Warehouse

Sold	6/25/2026	Land Area	0.70 AC/30,492 SF
Sale Price	$990,000 ($91.41/SF)	Sale Comp Status	Research Complete
RBA	10,830 SF	Sale Comp ID	7709287
Price Status	Confirmed	Parcel Numbers	20-36-376-035
Built	1976		



4 686 Minnesota Dr - Robbins Industrial Park

Troy, MI 48083 (Oakland County) - Troy Area East Submarket

★★☆☆☆ Warehouse

Sold	2/2/2026	Land Area	0.53 AC/23,087 SF
Sale Price	$820,000 ($109.04/SF)	Sale Comp Status	Research Complete
RBA	7,520 SF	Sale Comp ID	7512136
Price Status	Full Value	Parcel Numbers	20-36-426-079
Built	1972		



5 2876 Elliott Dr - Robbins Industrial Park

Troy, MI 48083 (Oakland County) - Troy Area East Submarket

★☆☆☆☆ Warehouse

Sold	12/12/2025	Land Area	0.87 AC/37,897 SF
Sale Price	$1,350,000 ($86.98/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	15,520 SF (100%)	Sale Comp ID	7480870
Price Status	Confirmed	Parcel Numbers	20-36-476-010
Built/Renovated	1966/1970		

