

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:	\$1,590,000
Building Size:	14,880 SF
Price / SF:	\$106.85
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)

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

BUILDING INFORMATION

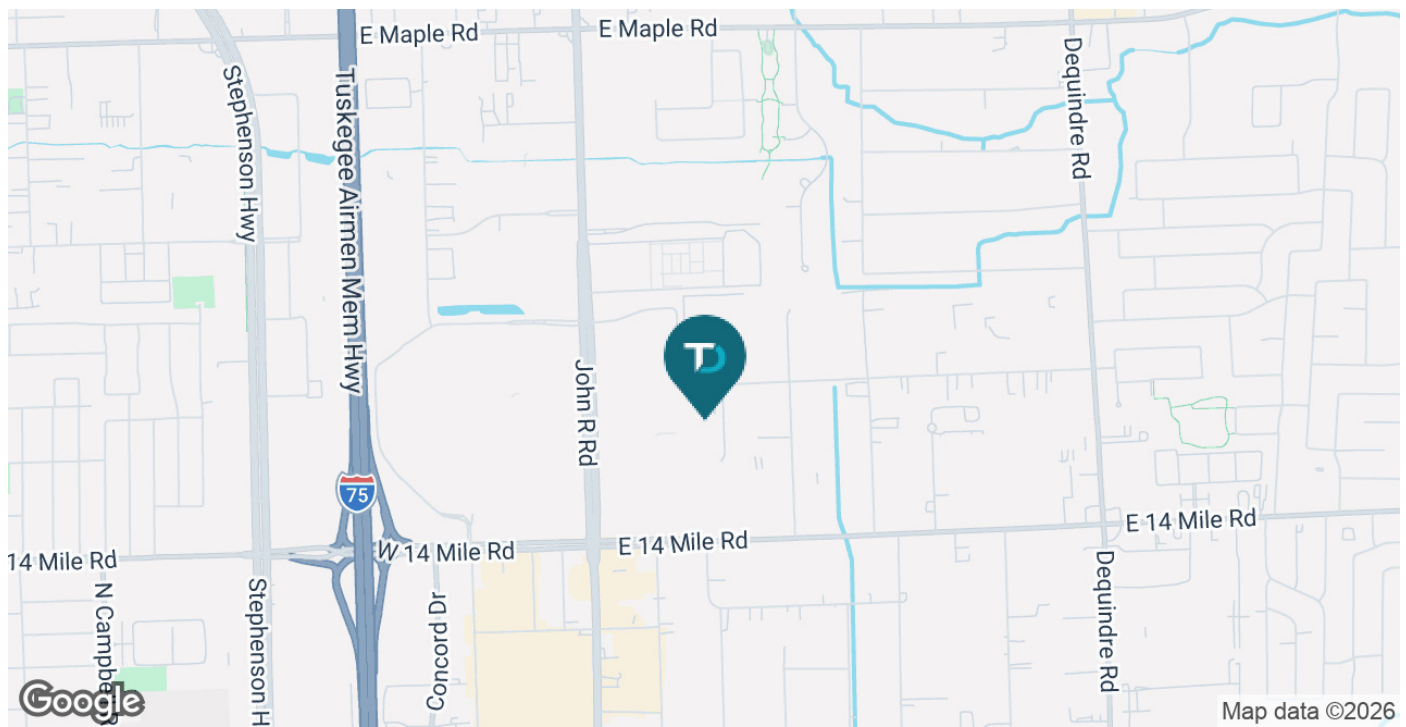
Price/SF:	\$106.85
Building Size:	14,880 SF
Year Built:	1976
Number of Floors:	1
Utilities:	-
Parking Spaces:	51

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

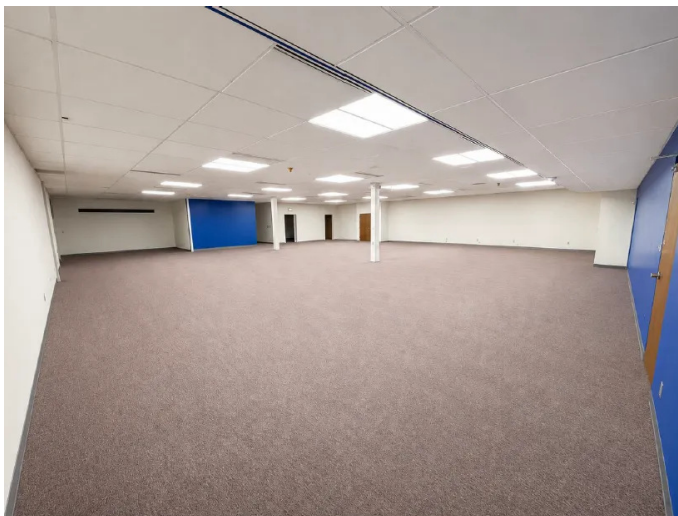
Located on the west side of Robbins Dr, east of I-75 just off 14 Mile Rd



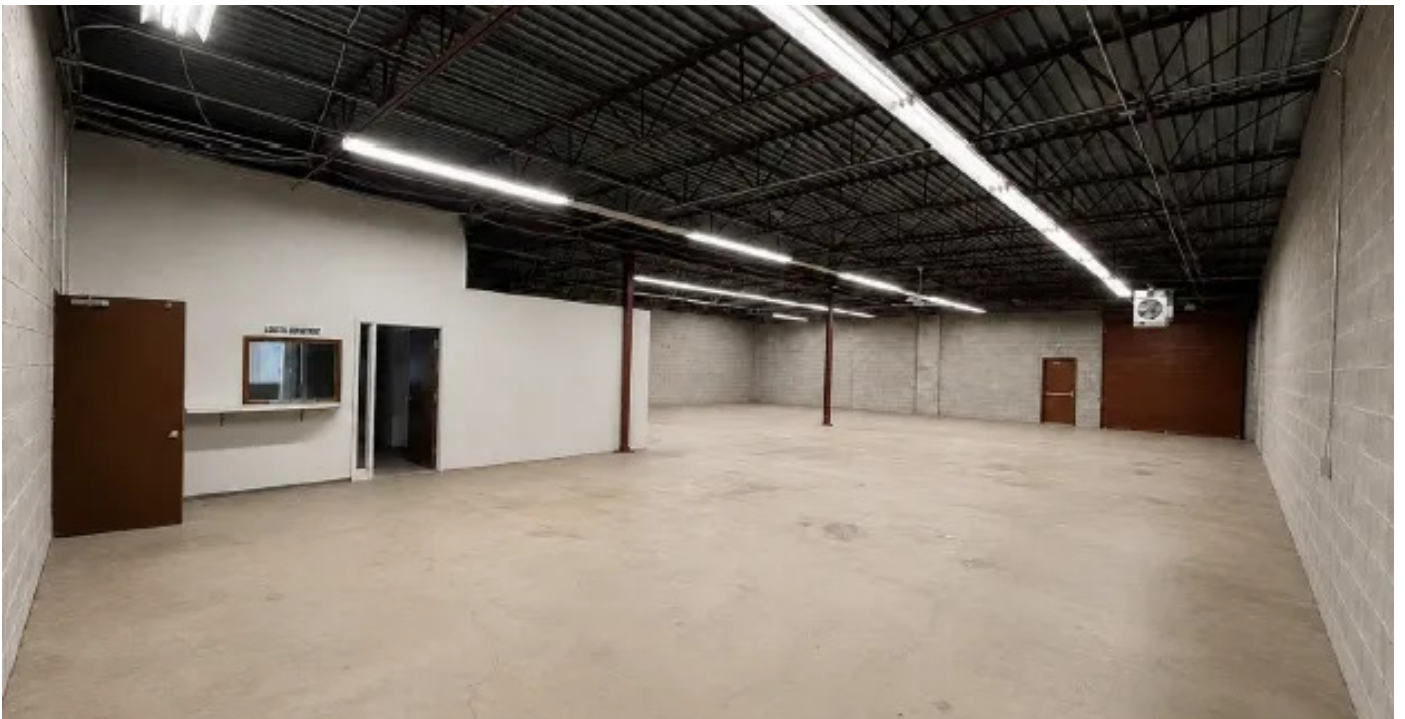
ADDITIONAL PHOTOS: 375 Robbins Dr | Troy, MI 48083



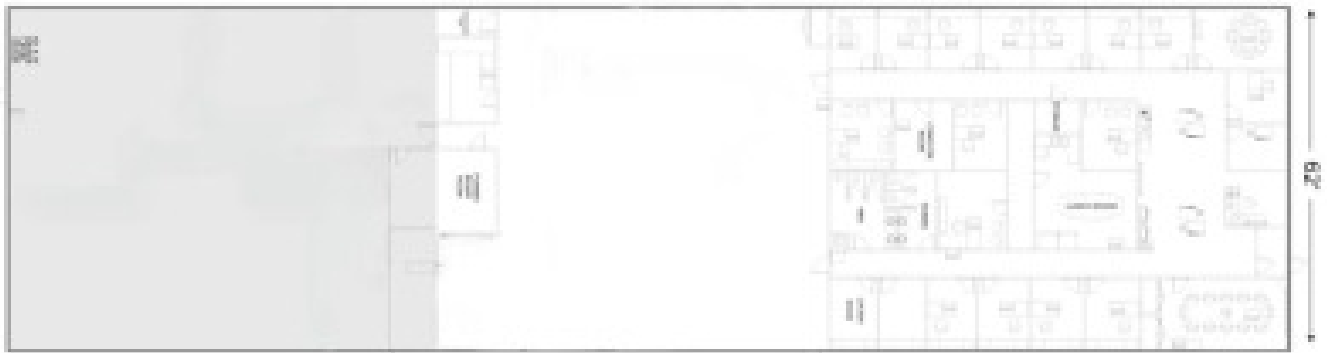
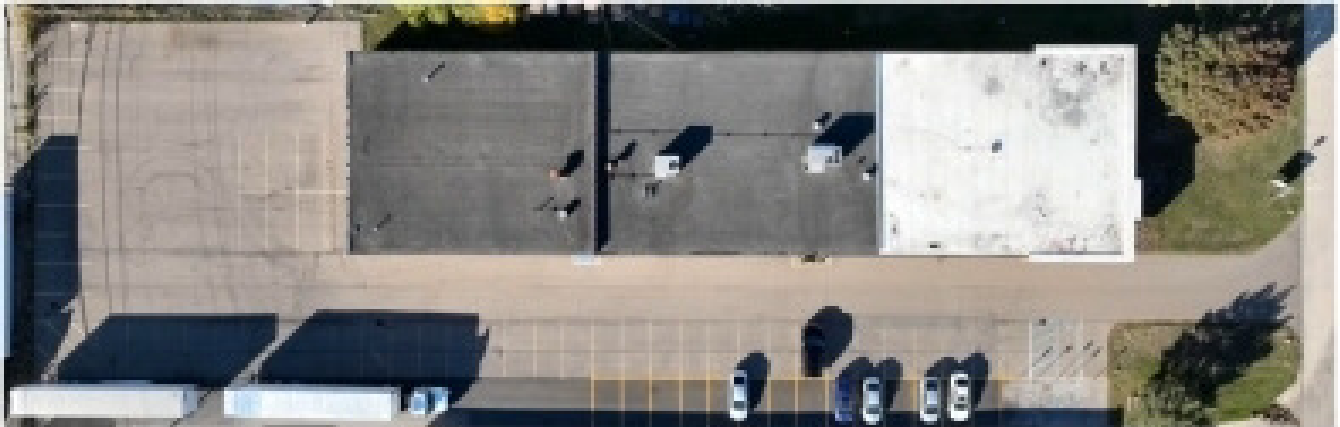
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FLOOR PLAN: 375 Robbins Dr | Troy, MI 48083

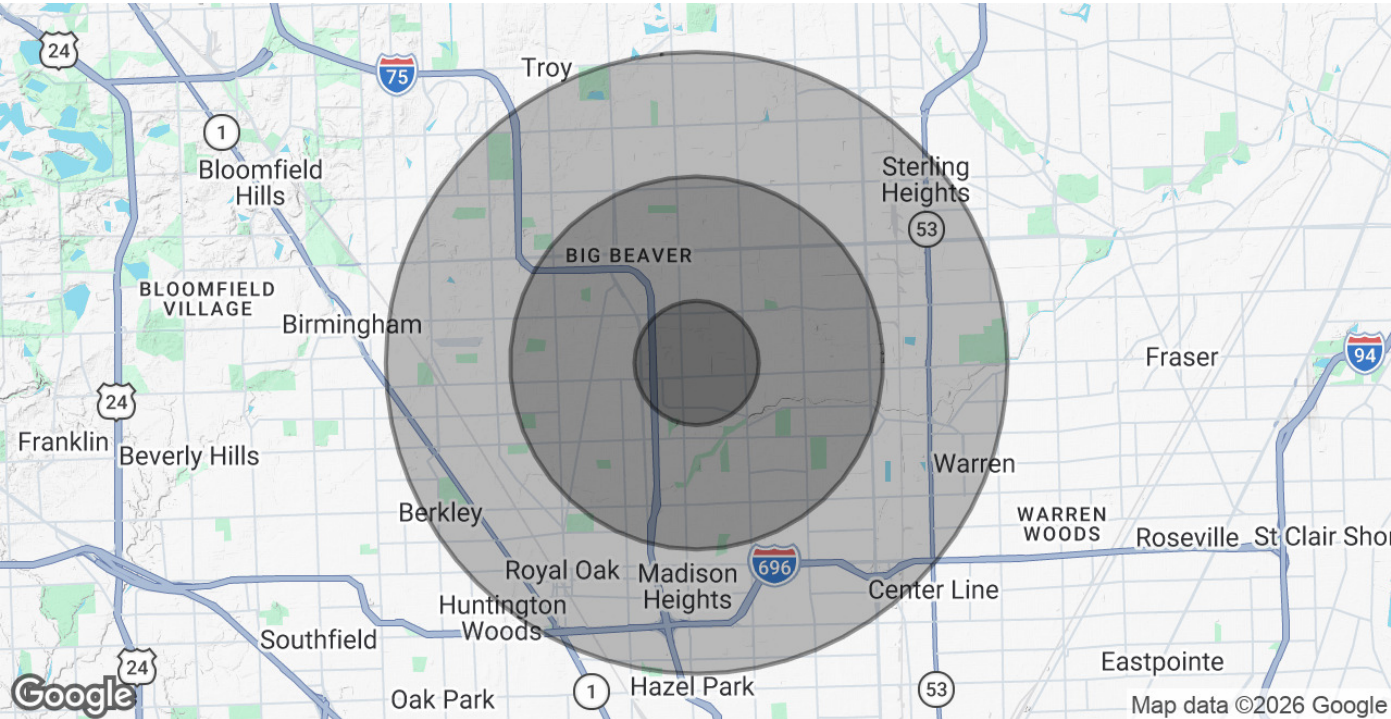


RETAILER MAP: 375 Robbins Dr | Troy, MI 48083



DEMOGRAPHICS MAP & REPORT:

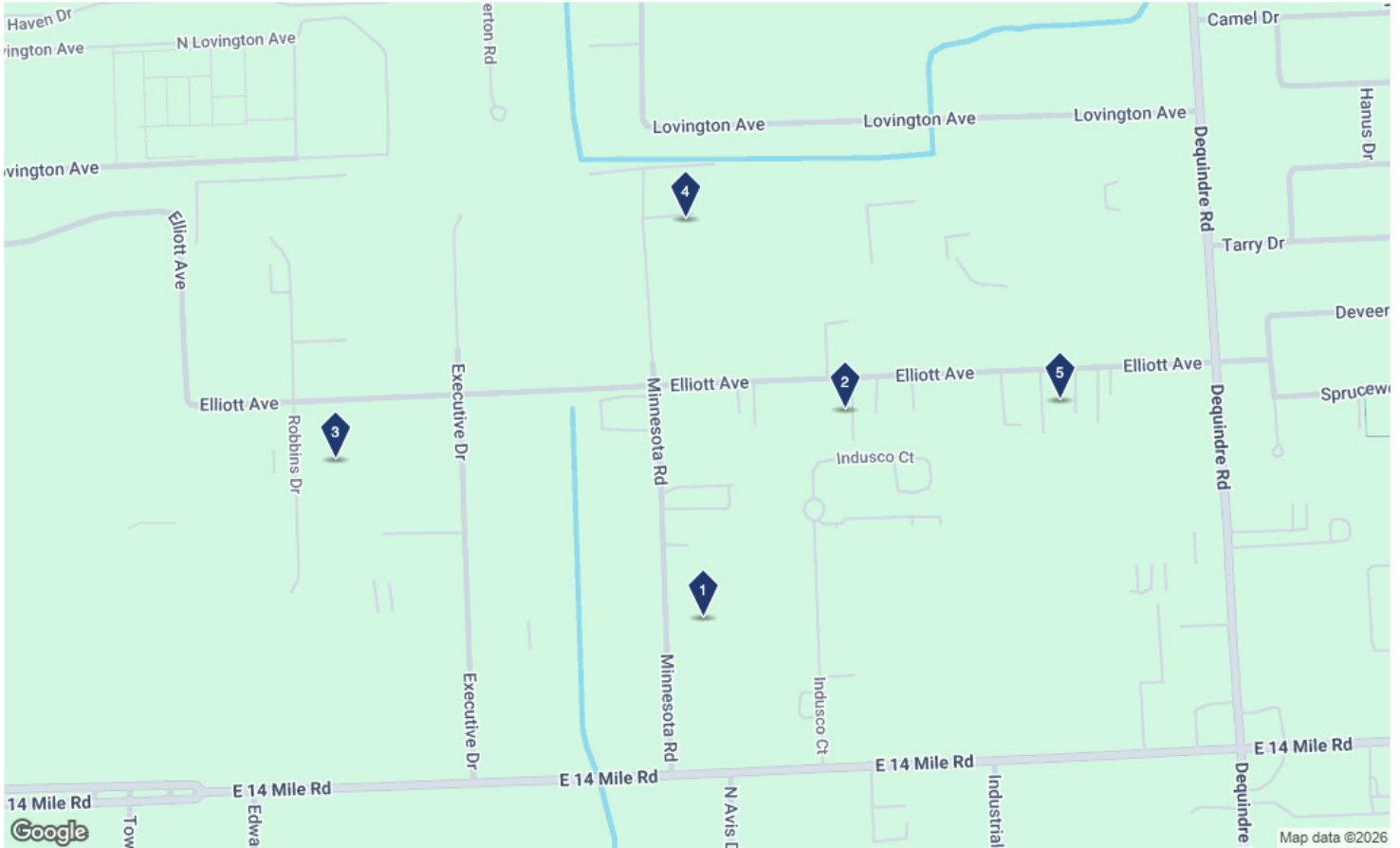
375 Robbins Dr | Troy, MI 48083



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)			



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)	-

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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		



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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		



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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		



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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		



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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		

