

Hawk Industrial Real Estate Services -

586-770-0044

Address: 44567 Morley Dr
Clinton Township, MI

Building Size: 21,010 sf
(approximately)

Office Size: 3,360 sf (approx.)

Shop Size: 17,700 sf (approx.)

Ceiling Hght: 21' clear under joist

Power: 2,000 Amps/480 volts
w/Buss Duct

Cranes: No

Acres: 1.446 Acres

Grade Level Doors: (2) 12' x 14'

Age: 2004

Truckwells: No

Lights: T-8 (Fluorescent)

Heating: Co-Ray-Vac tube heat

Lease rate (NNN): \$8.95 / sf

\$\$\$ / Month (NNN): \$15,669.95

Sale Price: \$2,415,000.00

\$\$\$ / ft: \$114.95 / sf

Comments:

- Bldg is 100% A/C'd
- Light duty mezzanine
- Multiple offices w/open areas, conference rooms, kitchenettes
- Airlines w/ compressor (if present)
- Skylights
- Exhaust fans
- Floor drains
- Taxes - \$32,392.18 (Winter – 2025 & Summer – 2026)
- Hall Road & Groesbeck (minutes from I-94)

***For Information on this and other properties,
Call Ken Immler at (586) 770-0044***

INFORMATION IS SUBJECT TO VERIFICATION AND NO LIABILITY FOR ERRORS OR OMISSIONS IS ASSUMED, PRICE IS
SUBJECT TO CHANGE AND LISTING WITHDRAWAL WITHOUT NOTICE