

35765 Groesbeck Hwy

Clinton Twp, MI

MAJOR PRICE REDUCTION!

- Motivated Seller
- 13.13 Acres on Groesbeck Highway
- Currently Utilized as Semi Truck Yard
- Exceptional Development Opportunity
- 1,091' of Main Road Frontage
- Zoned Heavy Industrial with Outdoor Storage Permitted
- Abuts Rail
- 7,605 SF of Buildings Located On-Site
- Close Proximity to I-94 & I-696

INDUSTRIAL BUILDING FOR SALE



6,068 SF of Factory



1,537 SF of Office



13.13 Acres

FOR MORE INFORMATION:

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Industrial Property Details:

Details:

Total SF:	7,605 SF
Office SF:	1,537 SF
Factory SF:	6,068 SF
Zoning:	M-2
Acres:	13.13
Frontage:	1,091'
Depth:	542.5'
Expandable:	Yes
Intersection:	15 Mile & Groesbeck
X-Way Distance:	2.5 Miles
Parking:	Surface
Outside Storage:	Yes
Rail Siding:	Possible
Occupancy:	Immediate

Interior:

Ceiling Height:	12'-18'
Restrooms:	2
Power:	240 V 200 Amps
Lighting:	Fluorescent
Grade Door:	(1) 12'x14'
Heating:	Oil Heater/HVAC
A/C:	100%

Notes: Excellent development opportunity. 13.13 acres of heavy-industrial zoned land sharing 1,091 feet of main road frontage on Groesbeck Hwy. Multiple uses are permitted, including outdoor storage. Close proximity to I-94 and I-696.

Economic

Sale Price:	\$1,895,000
Price/SF:	\$3.31

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