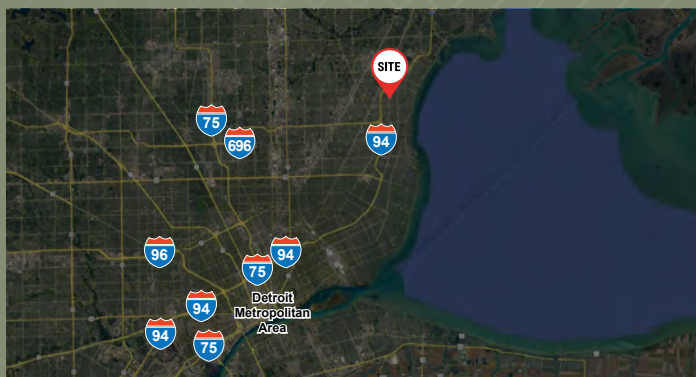
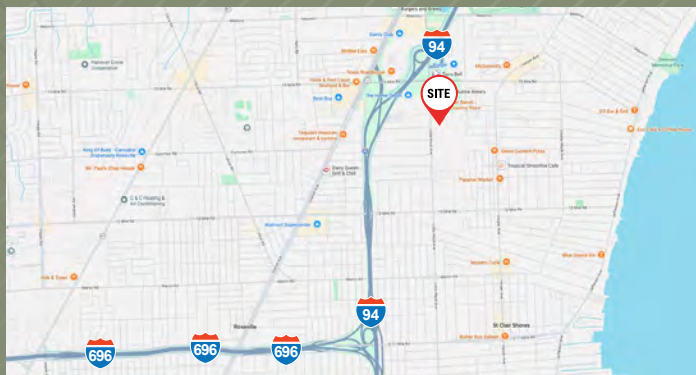


129,021 SF  
Manufacturing  
& Distribution  
Facility with  
Immediate  
Freeway Access

Adaptable for  
high-volume  
manufacturing or  
logistics operations.



## 30450 LITTLE MACK AVE

ROSEVILLE, MI

### PROPERTY OVERVIEW

30450 Little Mack Avenue is a 129,021 SF, move-in-ready manufacturing and distribution facility in one of Macomb County's core industrial corridors.

Ideal for high-volume manufacturing, warehousing, and logistics, the building features efficient clear heights, heavy power, and an above-average number of truckwells and grade-level loading.

Located less than a mile from I-94 and close proximity to I-696 providing easy access to the metro Detroit freeway system.

For information, please contact:

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**NEWMARK**

## Building Specifications

- Total building area: 129,021 square feet
- Office area: 3,770 square feet
- Warehouse/manufacturing area: 125,248 square feet
- Clear height: up to 24'

## Building Systems

- Fully sprinklered
- Combination of T8 and fluorescent lighting
- Radiant tube heating with Cambridge heating system in the north section
- Ceiling fans
- Separate office and shop lavatories
- Clean, well maintained, move in ready condition

## Loading / Access

- 15 truckwells (levelers, seals, and dock lights)
- Three (3) 12' x 14' grade level doors
- 130 on site parking spaces

## Site / Location

- 6.12 acres
- Less than a mile from I-94 interchange
- Efficient access to the metro Detroit freeway network

## Use / Availability

- Suitable for manufacturing, warehouse, and distribution operations
- Building configuration supports separation by function or operation
- Available for sale or lease through February 2037

Licensed in Michigan as Newmark Real Estate

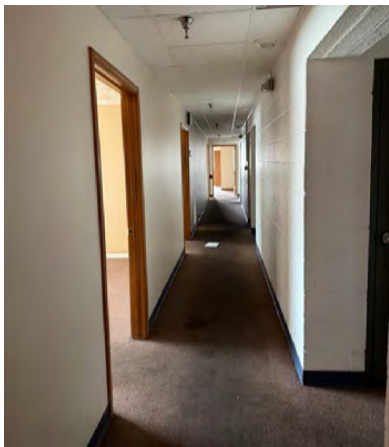
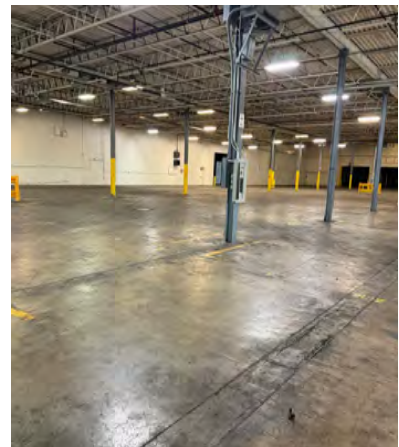
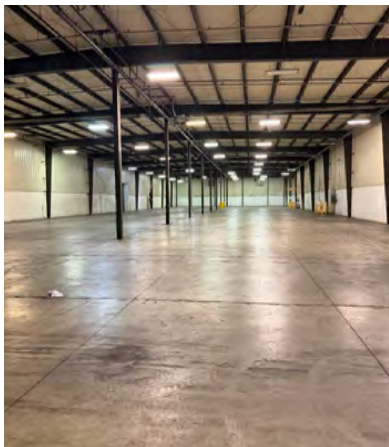
The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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# Site Plan



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