



INDUSTRIAL PROPERTY // FOR LEASE

3,107 SF INDUSTRIAL SPACE AVAILABLE AT KELLY/GROESBECK TECH CENTER

33755 - 33789 GROESBECK HWY

FRASER, MI 48026



- Unit 33773: 3,107 SF Industrial Unit w/300 SF Office
- 18" Clear Height
- One (1) 12' x 14; Overhead Door
- Groesbeck frontage
- 200 AMP | 220 Volt
- Minutes from I-94 and I-696
- Unit located in the rear of complex



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Corporate & Investment Real Estate

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26555 Evergreen Road, Suite 1500
Southfield, MI 48076
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EXECUTIVE SUMMARY



Lease Rate

**\$10.25 SF/YR
(GROSS)**

OFFERING SUMMARY

Building Size:	55,960 SF
Available SF:	3,107 - 6,214 SF
Lot Size:	3.17 Acres
Year Built:	1988
Renovated:	2023
Zoning:	Light Industrial
Market:	Detroit
Submarket:	Groesbeck Central Ind

PROPERTY OVERVIEW

Unit 33773: 3,107 SF industrial unit with 300 SF office with 18' clear height, one (1) 12' x 14' overhead door, and 200 AMP / 220 Volt. Ideal uses include warehouse and manufacturing; located at Kelly Rd and Groesbeck Hwy, close to I-696 & I-94. An attractive low gross lease rate includes taxes, insurance, snow removal, and landscaping.

LOCATION OVERVIEW

Located on the Northwest corner of Groesbeck and Kelly Rd in an industrial/retail area. Close to I-94 and I-696 expressway.

PROPERTY HIGHLIGHTS

- Unit 33773: 3,107 SF Industrial Unit w/300 SF Office
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LEASE SPACES



LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	3,107 SF	Lease Rate:	\$10.25 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
33773 Groesbeck Hwy	Available	3,107 SF	Gross	\$10.25 SF/yr	Industrial Unit

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INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	55,960 SF
Space Available:	3,107 SF
Shop SF:	2,807 SF
Office SF:	300 SF
Mezzanine:	300 SF
Occupancy:	Immediate
Zoning:	Light Industrial
Parking Spaces:	4
Fenced Yard:	No
Trailer Parking:	No
Year Built / Renovated:	1989 / 2024
Construction Type:	Block
Clear Height:	18'
Overhead Doors:	One (1) 12 x 14
Truckwells/Docks:	None
Cranes:	None
Column Spacing:	40'
Power:	200 AMP 220 Volt
Buss Duct:	No
Air Conditioning:	Office Only
Heat Type:	Gas Unit
Lighting:	Fluorescent
Sprinklers:	Yes
Floor Drains:	No
Taxes:	Landlord Pays



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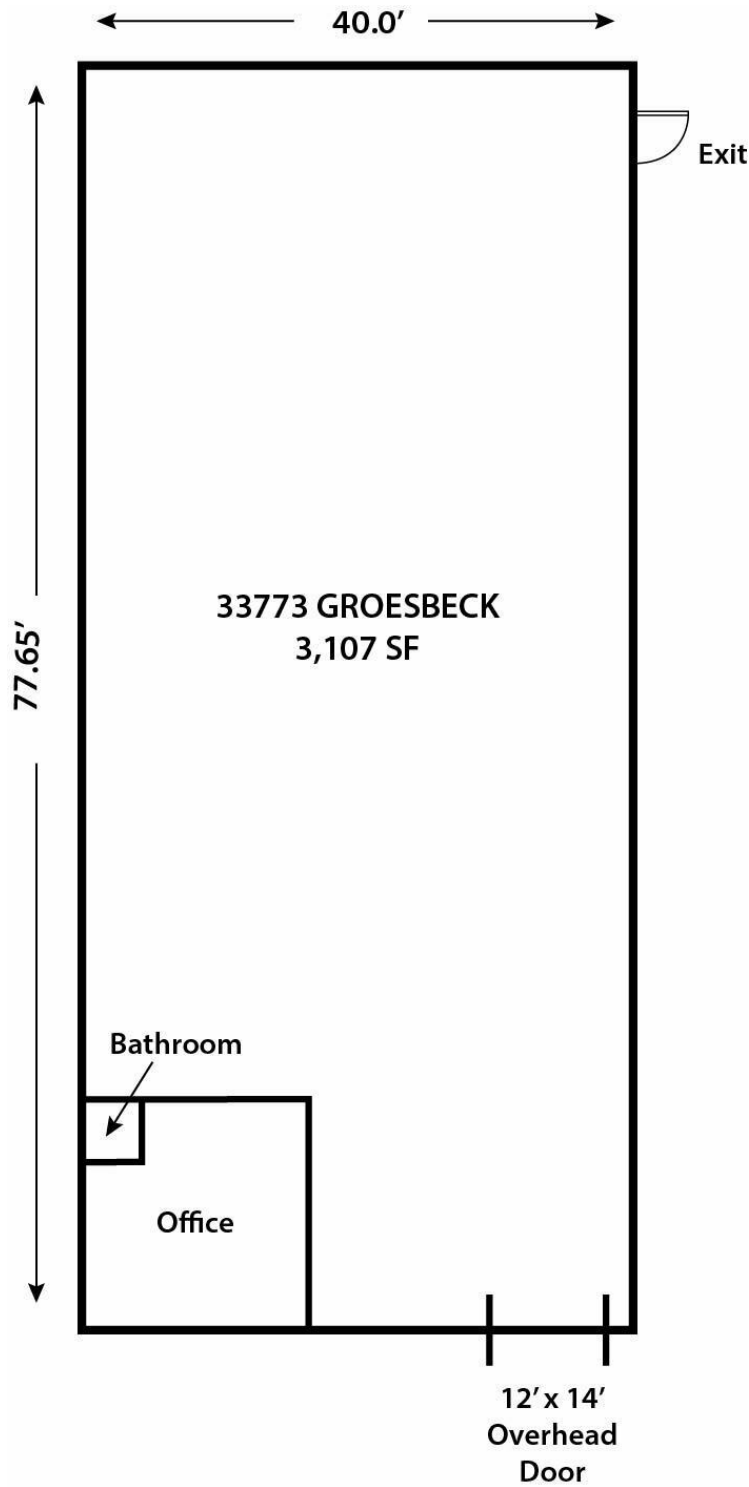
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ADDITIONAL PHOTOS



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FLOOR PLANS



Unit 33773



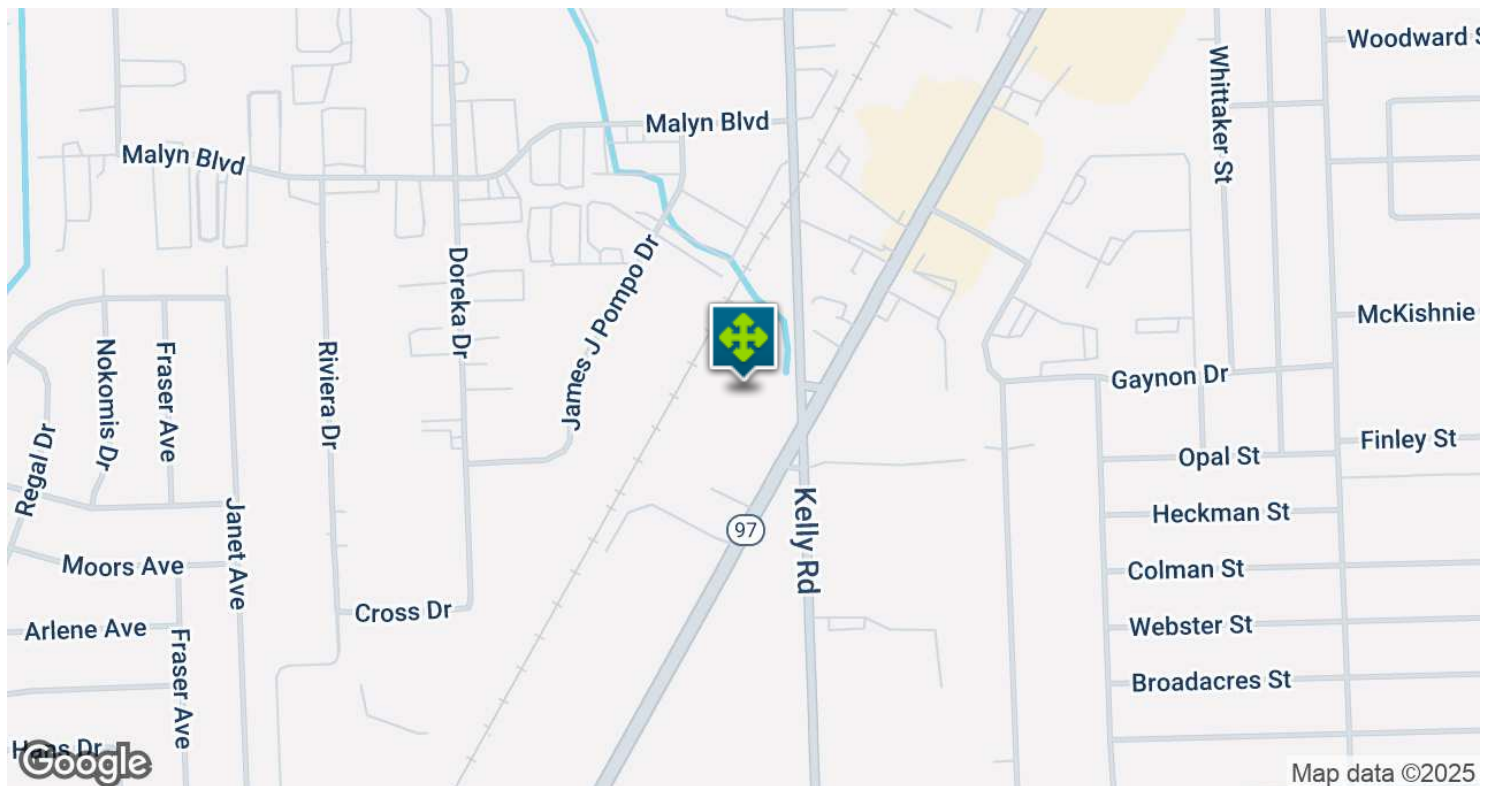
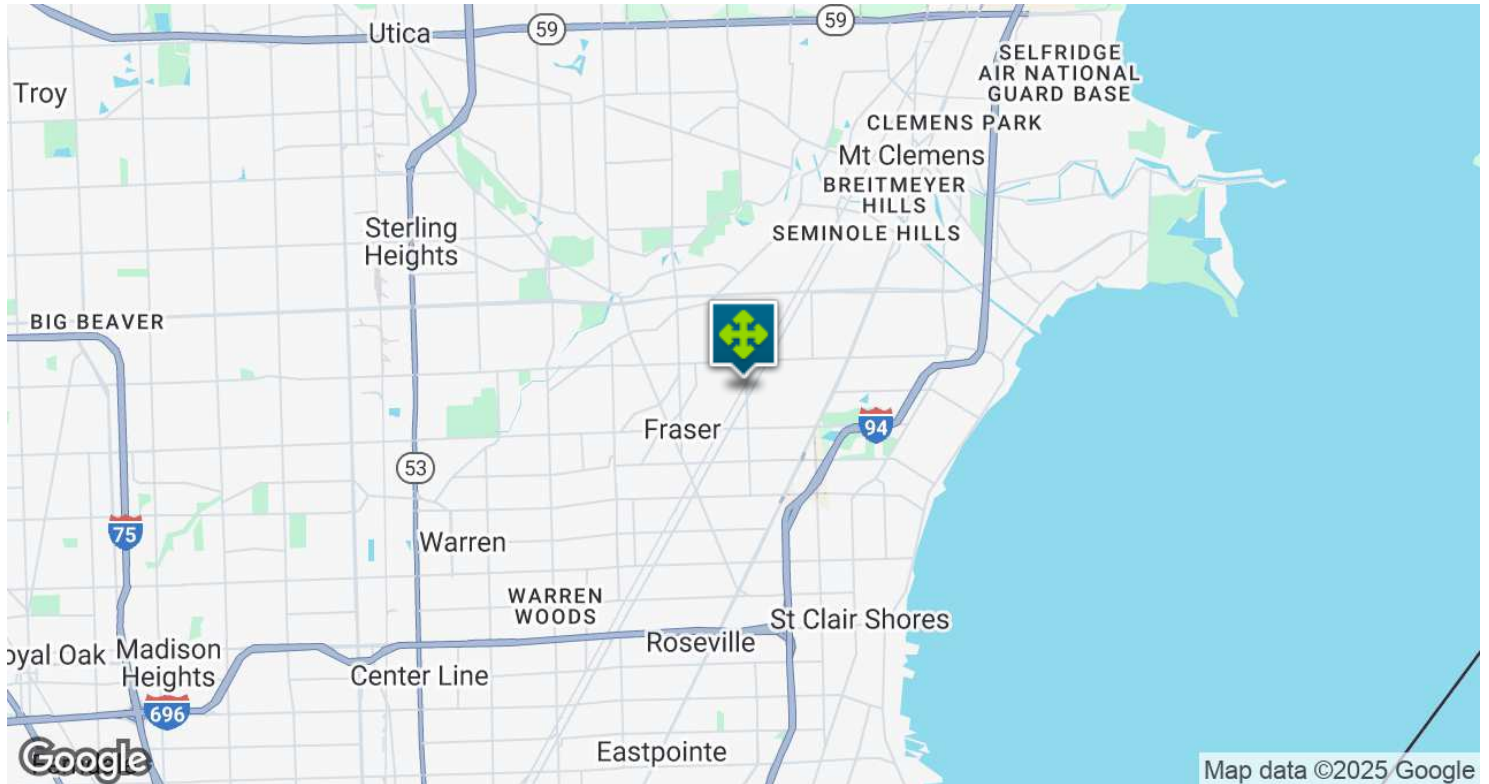
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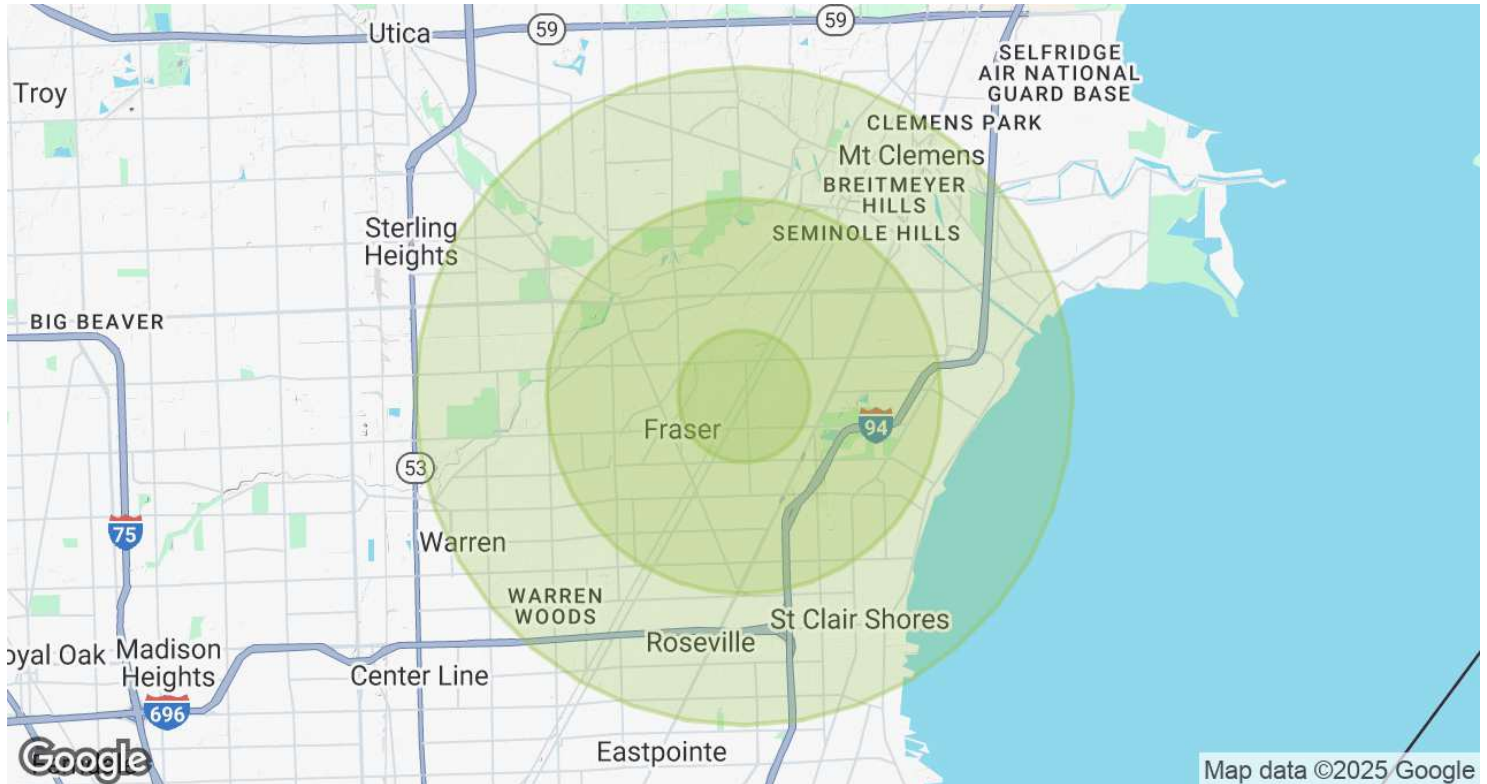
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,782	106,892	310,417
Average Age	38.0	40.4	40.9
Average Age (Male)	37.0	38.1	39.1
Average Age (Female)	39.1	42.4	42.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,326	45,200	130,225
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$54,830	\$58,602	\$60,554
Average House Value	\$133,655	\$146,257	\$150,585

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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