

INDUSTRIAL PROPERTY // FOR SALE / LEASE

13,300 SF RENOVATED INDUSTRIAL FOR SALE - CRANES, HEAVY POWER

31125 FRASER DR
FRASER, MI 48026



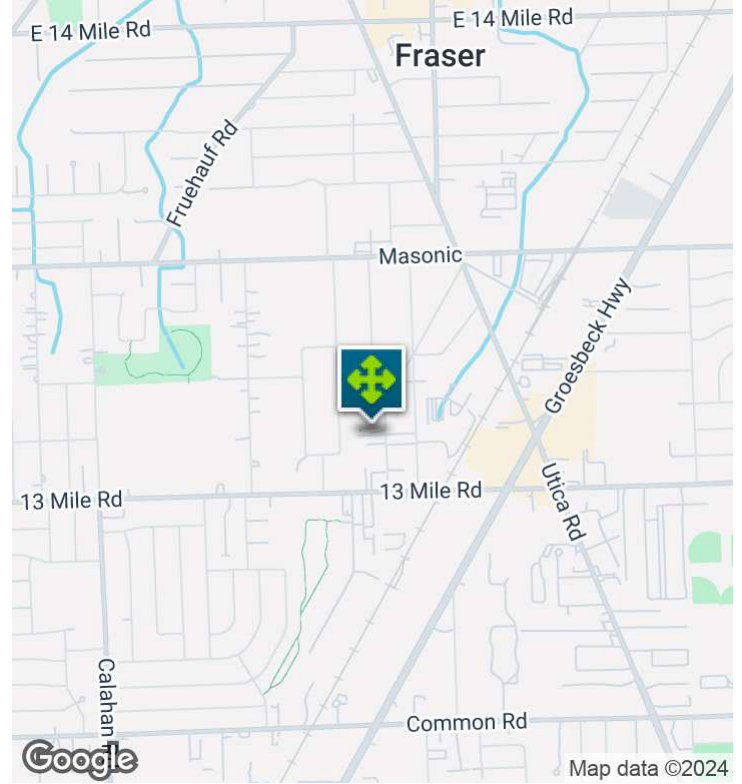
- 13,300 SF
- Five (5) Cranes
- Heavy Power/Buss Duct
- Recently upgrades to the roof and office HVAC



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



Sale Price	\$1,099,000
Lease Rate	\$8.50 SF/YR (NNN)

PROPERTY OVERVIEW

13,300 SF for sale or lease in Fraser. Crane building with (1) 1-ton, (1) 3-ton, (1) 5-ton, (1) 10-ton, (1) 20-ton, 14' ceiling height and 22' clear, (3) 12x14 doors, 240 volt/1000 AMP with 160 ft of buss duct, airlines, T-5 and metal halide lights, tube radiant and gas unit heat, recent upgrades to the office HVAC, and roof. Concrete parking lot located at 13 Mile & Groesbeck via I-696.

NNN Lease = The tenant pays the real estate taxes, building insurance, and exterior maintenance costs.

OFFERING SUMMARY

Building Size:	13,300 SF
Available SF:	13,300 SF
Lot Size:	0.748 Acres
Price / SF:	\$82.63
Year Built:	1966
Renovated:	2018
Zoning:	M1 - Light Industrial
Market:	Detroit
Submarket:	Groesbeck Central

LOCATION OVERVIEW

Discover the thriving industrial and manufacturing hub surrounding the property in Fraser, Michigan. Boasting a prime location, this area offers easy access to major transportation routes, including nearby I-94 and I-696. Close proximity to manufacturing companies, industrial suppliers, and logistics providers makes this location ideal for businesses seeking a strategic base.

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INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	13,300 SF
Space Available:	13,300 SF
Shop SF:	11,800 SF
Office SF:	1,500 SF
Mezzanine SF:	No
Occupancy:	Immediate Occupancy
Zoning:	M1 - Light Industrial
Lot Size:	0.748 Acres
Parking Spaces:	30
Fenced Yard:	No
Trailer Parking:	No
Year Built / Renovated:	1966
Construction Type:	Brick & Block
Clear Height:	14' - 22'
Overhead Doors:	One (1) 14' x 14' One (1) 12' x 14'
Truckwells/Docks:	No
Cranes:	Five (5) - 1-Ton, 3-Ton, 5-Ton, 10-Ton & 20-Ton
Column Spacing:	30' & 46'
Power:	240 Volt 1000 AMP
Buss Duct:	Yes
Air Conditioning:	Office
Heat Type:	Gas Unit & Tube Radiant
Lighting:	T-5 & Metal Halide
Sprinklers:	No
Airlines:	Yes
Floor Drains:	Yes
Taxes:	\$19,947.67



P.A. COMMERCIAL
Corporate & Investment Real Estate

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ADDITIONAL PHOTOS



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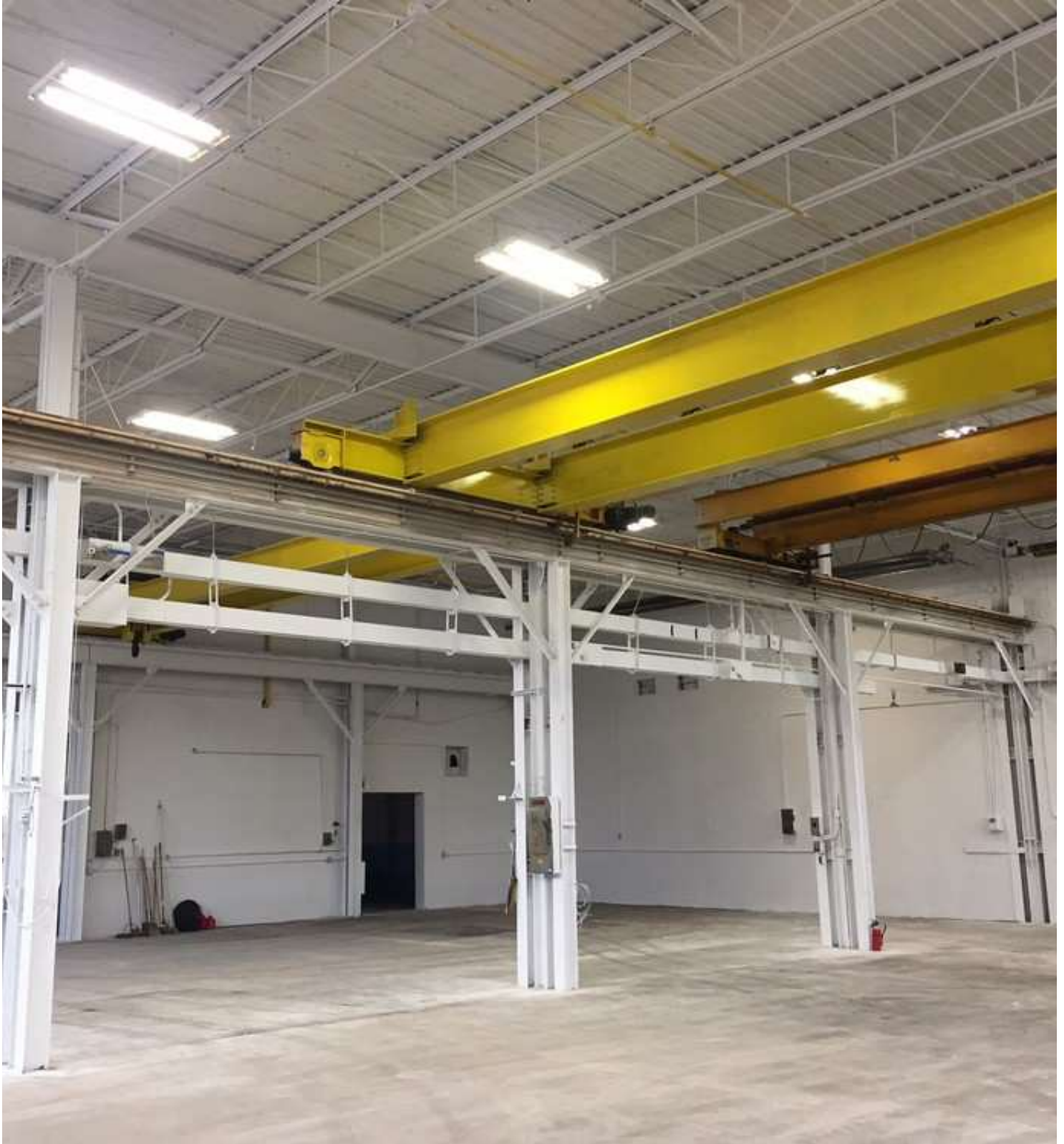


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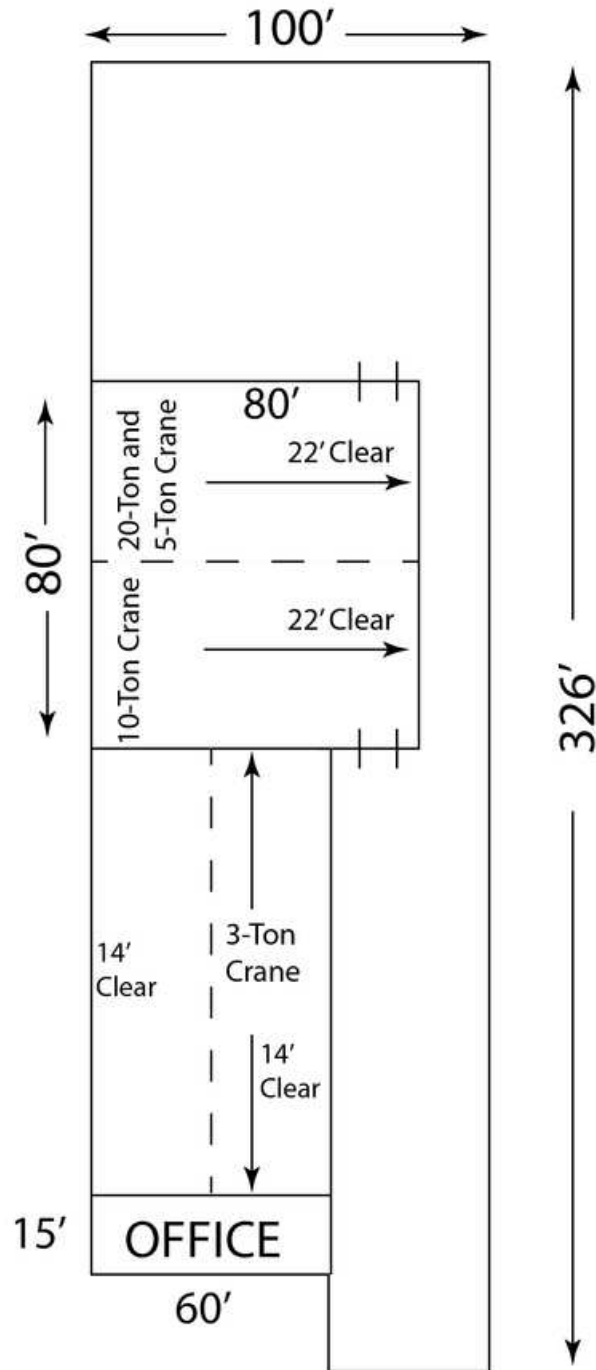
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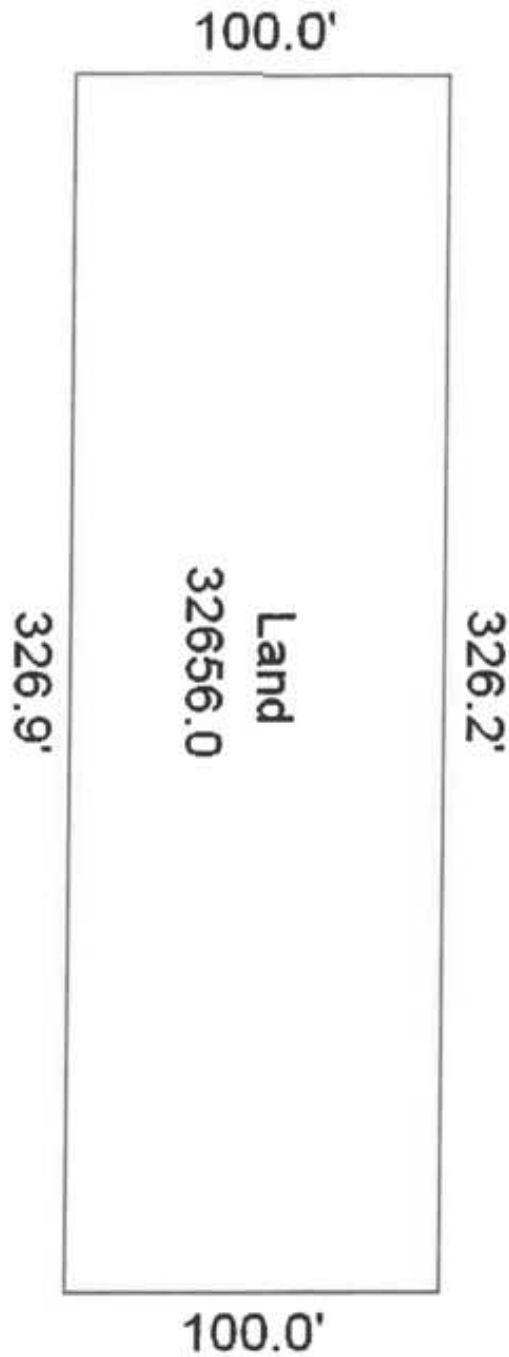


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FLOOR PLANS



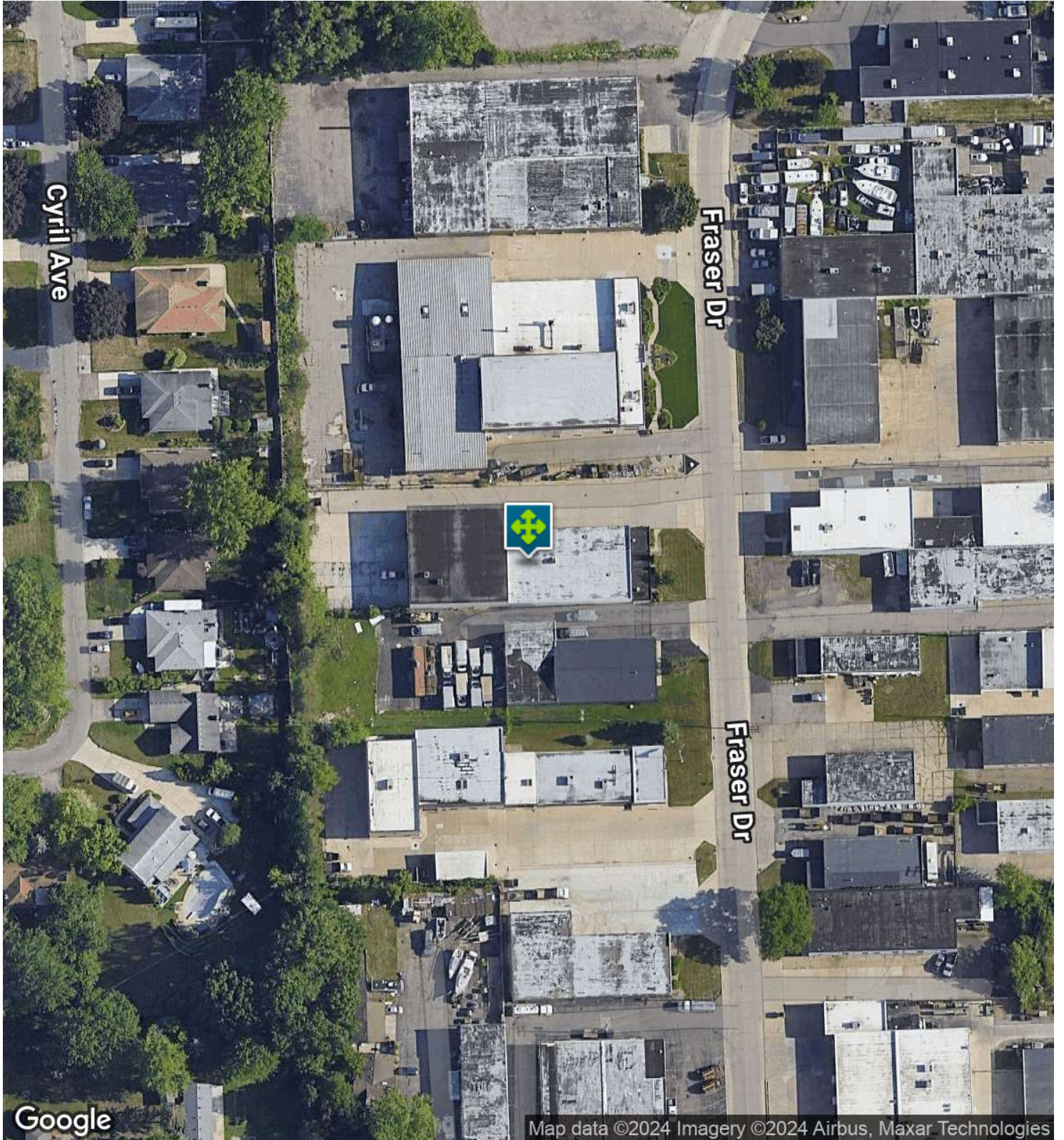
SITE PLAN



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AERIAL MAP



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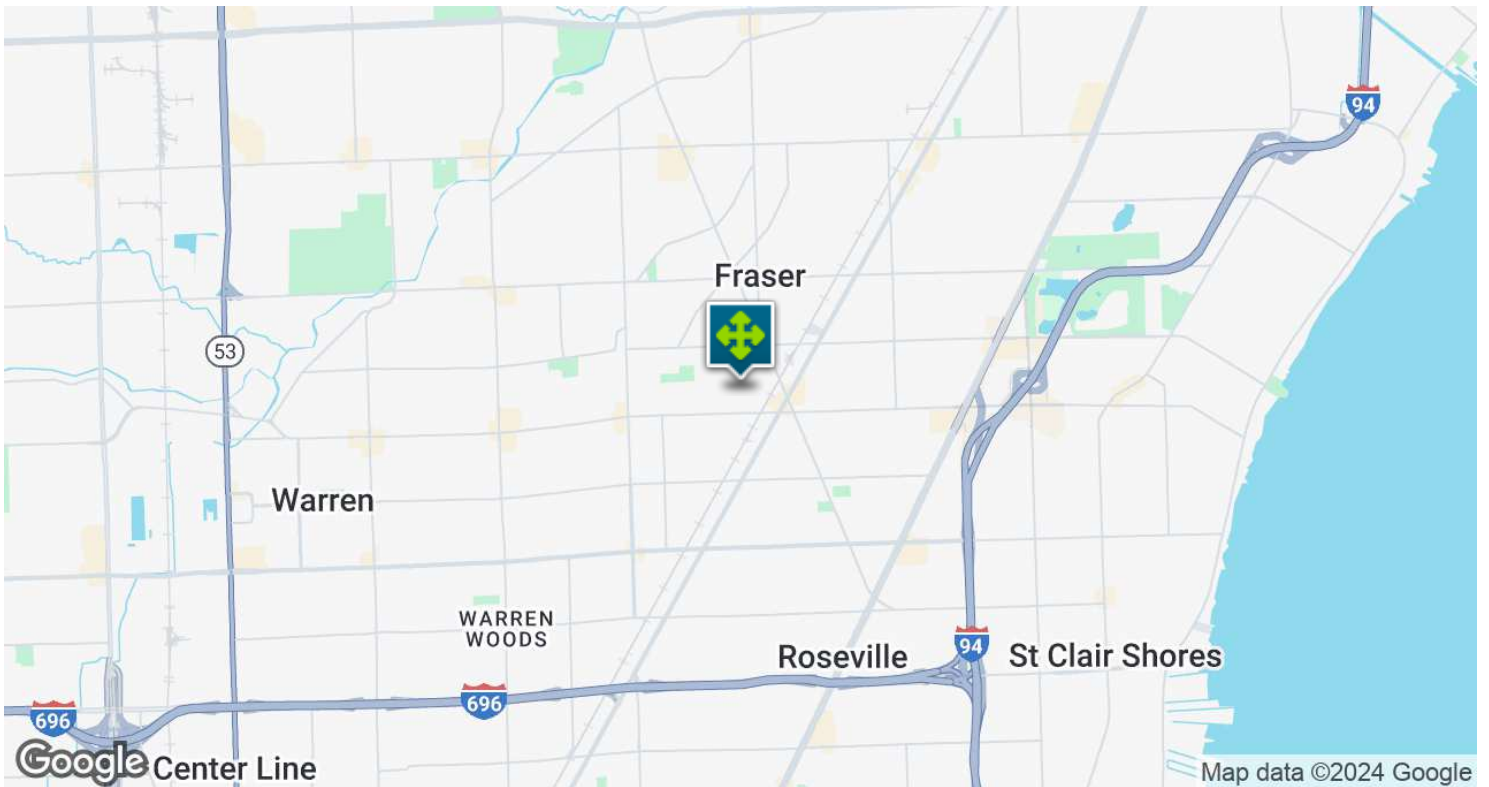
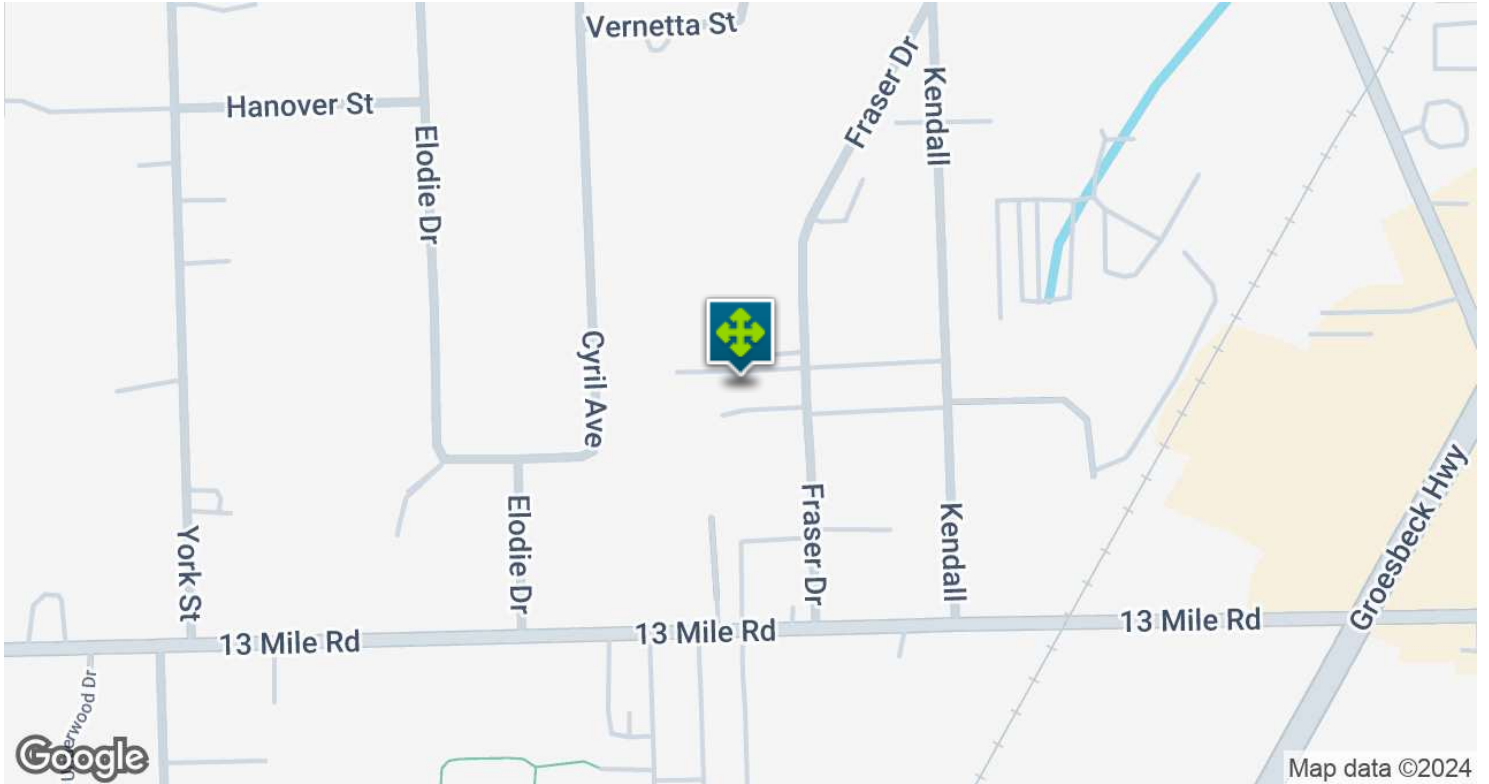
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LOCATION MAP



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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,835	120,185	307,218
Average Age	43	43	42
Average Age (Male)	41	41	41
Average Age (Female)	45	44	44

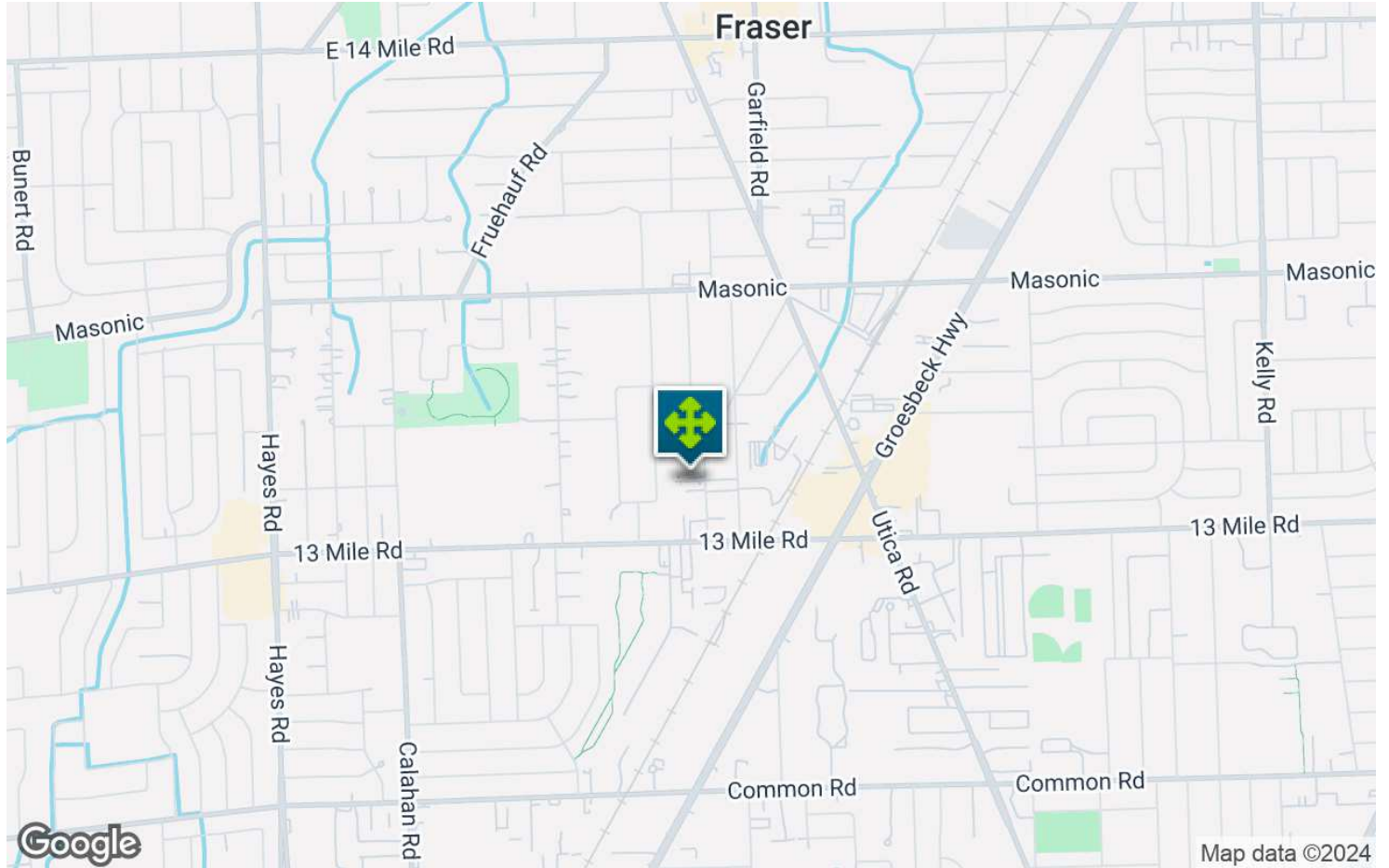
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,966	51,238	129,120
Persons per HH	2.3	2.3	2.4
Average HH Income	\$73,400	\$82,911	\$82,307
Average House Value	\$174,352	\$189,699	\$195,323
Per Capita Income	\$31,913	\$36,048	\$34,294

Map and demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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