

# 30744 Groesbeck Hwy

*Roseville, MI*

- 17,322 Sq. Ft. For Sale or Lease
- Great Manufacturing Facility
- 5-Ton Overhead Crane
- Several Jib Cranes
- Heavy Power with Buss Duct
- Additional 0.37 Acre Lot For Sale

## INDUSTRIAL BUILDING FOR SALE OR LEASE



15,342 SF of Factory



1,980 SF of Office



12'x14' Grade Level Door

### FOR MORE INFORMATION:

Jason Capitani, SIOR, CCIM  
Managing Partner  
248.637.7684  
jcapitani@LMCap.com

248.637.9700 | [LMCap.com](http://LMCap.com)

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.



**L. MASON CAPITANI**  
CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

**30744 Groesbeck Hwy**  
*Roseville, MI*



**248.637.9700 | LMCap.com**

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.



**30744 Groesbeck Hwy**  
*Roseville, MI*



**248.637.9700 | LMCap.com**

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.



**30744 Groesbeck Hwy**  
*Roseville, MI*



**248.637.9700 | LMCap.com**

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.



**30744 Groesbeck Hwy**  
*Roseville, MI*



**248.637.9700 | LMCap.com**

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.



# 30744 Groesbeck Hwy

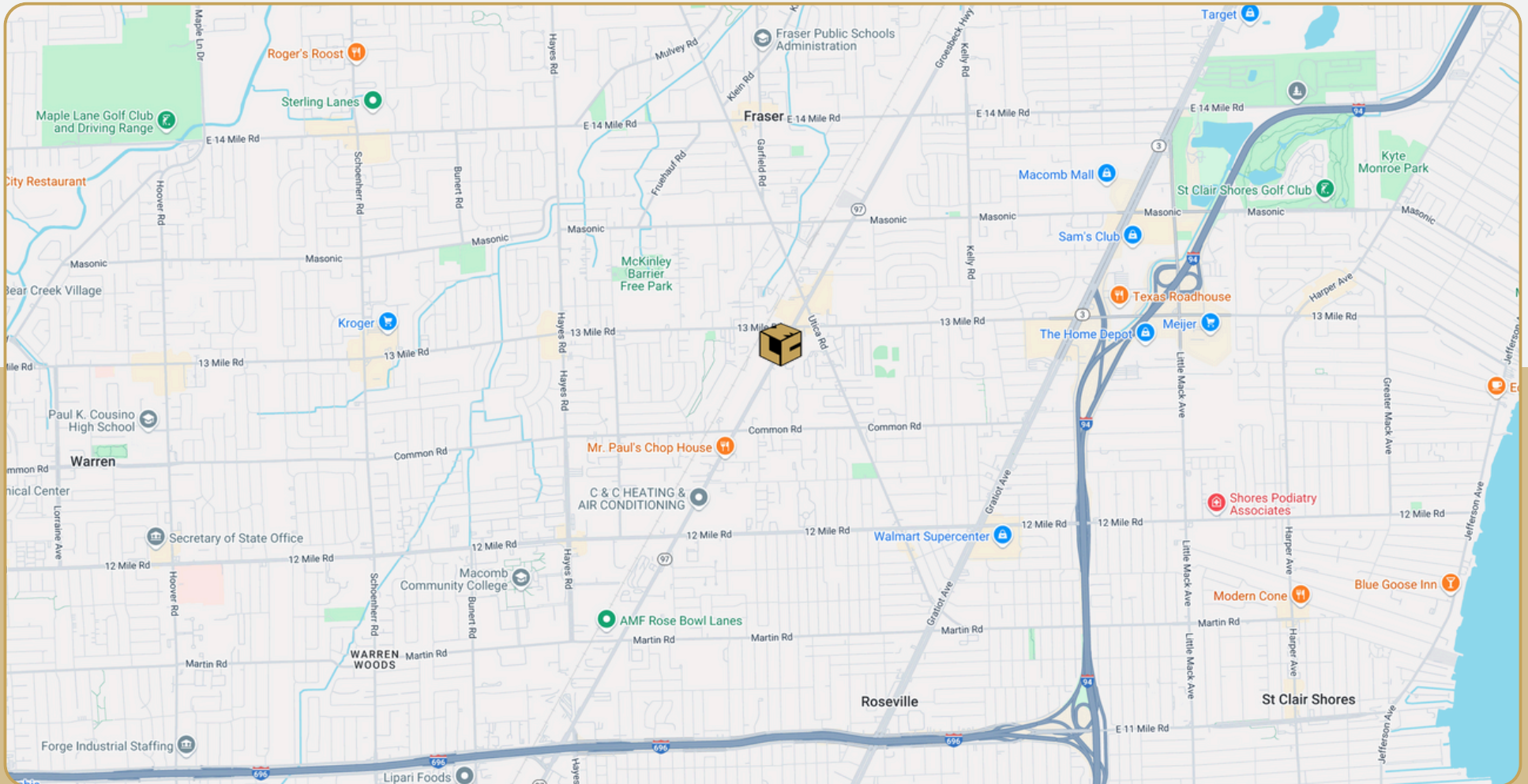
Roseville, MI



**L. MASON CAPITANI**

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS



248.637.9700 | LMCap.com

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.



# 30744 Groesbeck Hwy

Roseville, MI



**L. MASON CAPITANI**

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

## Industrial Property Details:

### Details:

<b>Total SF:</b>	17,322 SF
<b>Available SF:</b>	17,322 SF
<b>Office SF:</b>	1,980 SF
<b>Factory SF:</b>	15,342 SF
<b>Zoning:</b>	I-1
<b>Acres:</b>	0.96
<b>Frontage:</b>	200'
<b>Depth:</b>	220'
<b>Expandable:</b>	Yes
<b>Intersection:</b>	13 Mile/Groesbeck
<b>X-Way Distance:</b>	1.5 Miles - I-696
<b>Year Built:</b>	1965
<b>Year Renovated:</b>	2015
<b>Outside Storage:</b>	No
<b>Rail Siding:</b>	No
<b>Occupancy:</b>	Immediate

### Interior:

<b>Ceiling Height:</b>	12'-20'
<b>Bay Size:</b>	45'
<b>Restrooms:</b>	5
<b>Crane(s)</b>	5-Ton; Several Jib Cranes
<b>Power:</b>	240V
<b>Lighting:</b>	LED
<b>Truckwells:</b>	No
<b>Grade Door:</b>	(1) 12 x 14
<b>Heating:</b>	Radiant
<b>A/C:</b>	Office Only
<b>Sprinklered:</b>	No
<b>Airlines:</b>	Yes
<b>Compressor</b>	No
<b>Floor Drains:</b>	No

### Economic

<b>Sale Price:</b>	\$1,595,000.00
<b>Price/SF</b>	\$92.08
<b>Lease Price:</b>	\$7.95 NNN
<b>Monthly Rate:</b>	\$11,475.82
<b>Taxes:</b>	\$17,298.29

**Additional Comments:** Adjoining .37-acre lot also for sale at \$100,000. Great manufacturing facility. All office areas renovated.