

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:

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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.



L. MASON CAPITANI

CORFAC INTERNATIONAL

CELEBRATING 60 YEARS

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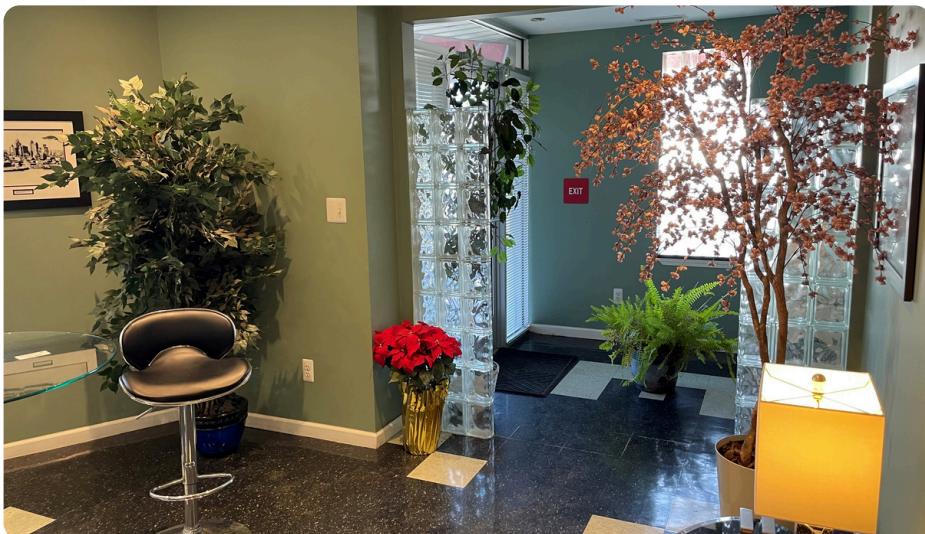


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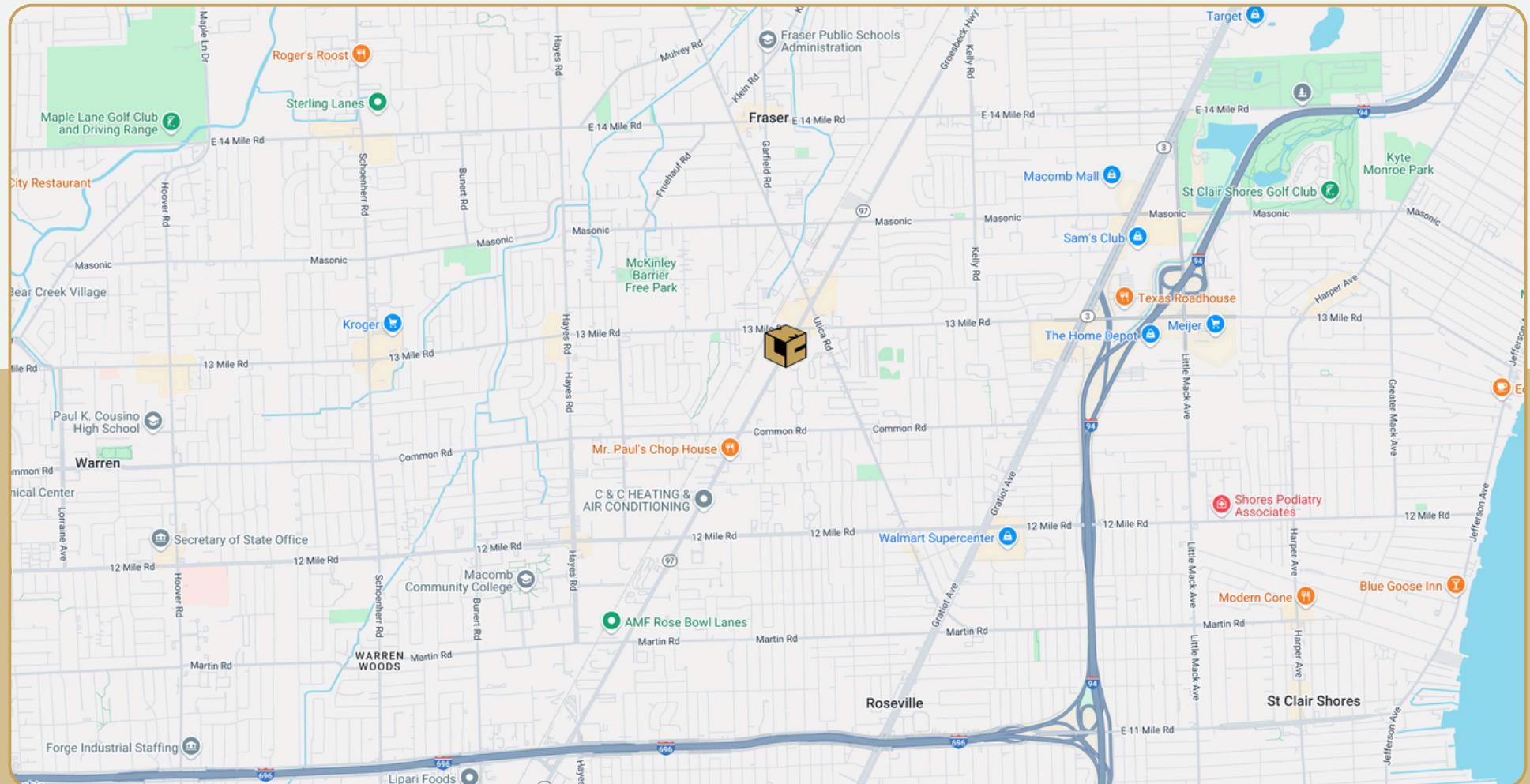


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Industrial Property Details:

Details:

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

Interior:

Ceiling Height: 12'-20'
Bay Size: 45'
Restrooms: 5
Crane(s): 5-Ton; Several Jib Cranes
Power: 240V
Lighting: LED
Truckwells: No
Grade Door: (1) 12 x 14
Heating: Radiant
A/C: Office Only
Sprinklered: No
Airlines: Yes
Compressor: No
Floor Drains: No
Additional Comments: Adjoining .37-acre lot also for sale at \$100,000. Great manufacturing facility. All office areas renovated.

Economic

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