

**INDUSTRIAL PROPERTY // FOR SALE / LEASE**

# 14,400 SF INDUSTRIAL BUILDING WITH 100% A/C - IMMEDIATE OCCUPANCY!

33891 DOREKA DR  
FRASER, MI 48026

## MOTIVATED LANDLORD/SELLER!



- 14,400 SF Manufacturing Building for Sale/Lease
- 11,440 SF Shop and 2,925 SF Office
- 18' Clear Height and One (1) 12' x 14' Overhead Door
- 140' of Buss Duct, 220 Volt/400 Amp Power
- 100% AC throughout
- 1.12-Acre Site can Accommodate Expansion
- Motivated Landlord/Seller!



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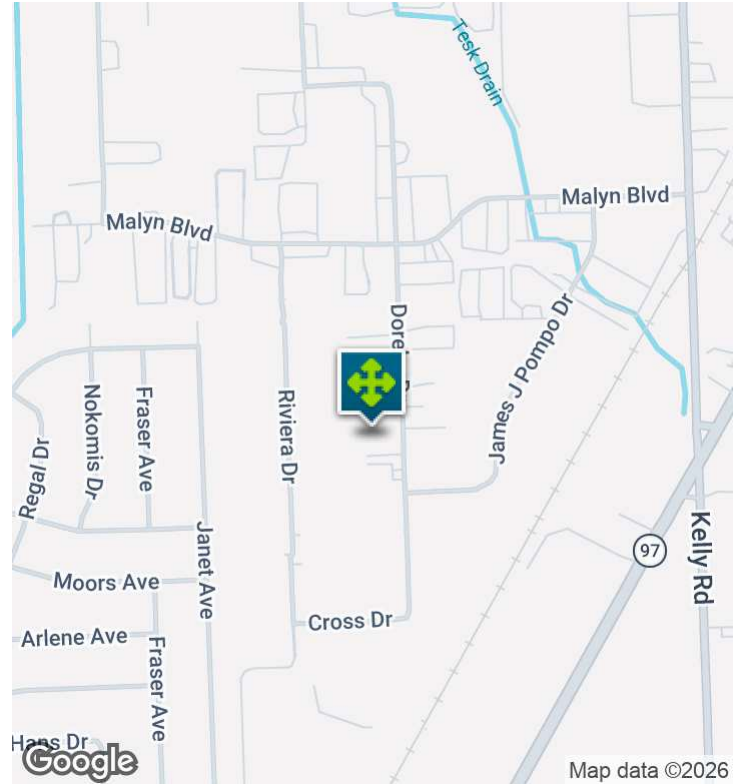
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# EXECUTIVE SUMMARY



<b>Sale Price</b>	<b>\$1,399,000</b>
<b>Lease Rate</b>	<b>\$5.95 SF/YR (NNN)</b>

## OFFERING SUMMARY

<b>Building Size:</b>	14,400 SF
<b>Available SF:</b>	14,400 SF
<b>Lot Size:</b>	1.12 Acres
<b>Price / SF:</b>	\$97.15
<b>Year Built:</b>	1985
<b>Renovated:</b>	2021
<b>Zoning:</b>	M-2
<b>Market:</b>	Detroit
<b>Submarket:</b>	Groesbeck Central
<b>Traffic Count:</b>	31,100

## PROPERTY OVERVIEW

This 14,400 SF manufacturing building is a former machine shop and features one (1) 12 x 14' door, 100% A/C, 18' clear, 400 amp / 220-volt power with 140' of buss duct and airlines. There is a 2,925 SF office with three private offices, and three bathrooms. There is also a separate 2,400 SF interior shop room which is accessible with a 10 x 10' door with mezzanine space above. Great location on a 1.12-acre lot that can accommodate a building expansion or additional parking.

## LOCATION OVERVIEW

Fantastic location in Fraser Industrial Park the heart of the Groesbeck Industrial Corridor, this industrial building is located off of the south side of 15 Mile Rd, just west of Kelly Road. Close proximity to GM Tech Center, Chrysler Assembly, Ford Transmission, and many well-known Auto Suppliers.

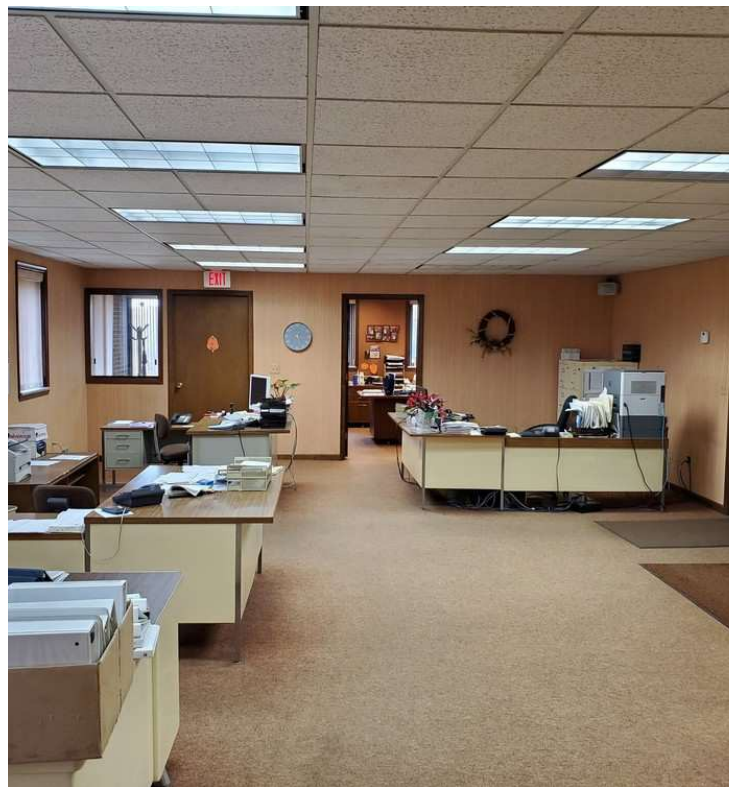
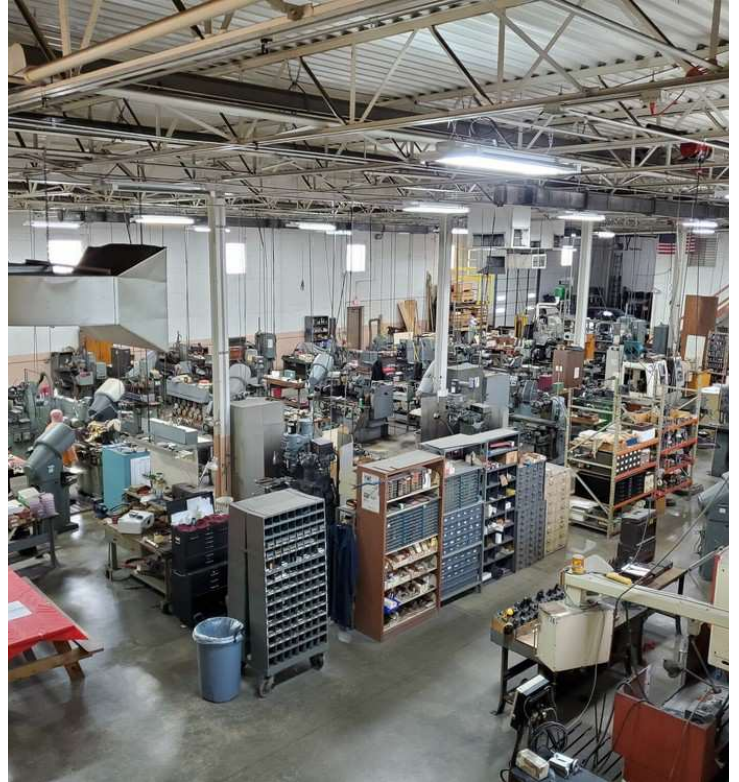
## PROPERTY HIGHLIGHTS

- 14,400 SF Manufacturing Building for Sale/Lease
- 11,440 SF Shop and 2,925 SF Office
- 18' Clear Height and One (1) 12' x 14' Overhead Door
- 140' of Buss Duct, 220 Volt/400 Amp Power

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## INDUSTRIAL DETAILS

<b>Available Space:</b>	14,400 SF
<b>Shop SF:</b>	11,440 SF
<b>Office SF:</b>	2,925 SF
<b>Occupancy:</b>	Immediate Occupancy
<b>Zoning:</b>	M-2
<b>Lot Size:</b>	1.12 Acres
<b>Parking Spaces:</b>	30
<b>Fenced Yard:</b>	No
<b>Trailer Parking:</b>	No
<b>Year Built / Renovated:</b>	1985
<b>Construction Type:</b>	Brick/Block
<b>Clear Height:</b>	18'
<b>Grade Level Doors:</b>	One (1) 12' x 14'
<b>Truckwells/Docks:</b>	No
<b>Column Spacing:</b>	40'
<b>Power:</b>	400 amp / 220 volt
<b>Buss Duct:</b>	140' of 200 amp / 220 volt
<b>Air Conditioning:</b>	Yes; 100% A/C
<b>Heat Type:</b>	Tube Radiant
<b>Airlines:</b>	Yes
<b>Taxes:</b>	\$29,326.33



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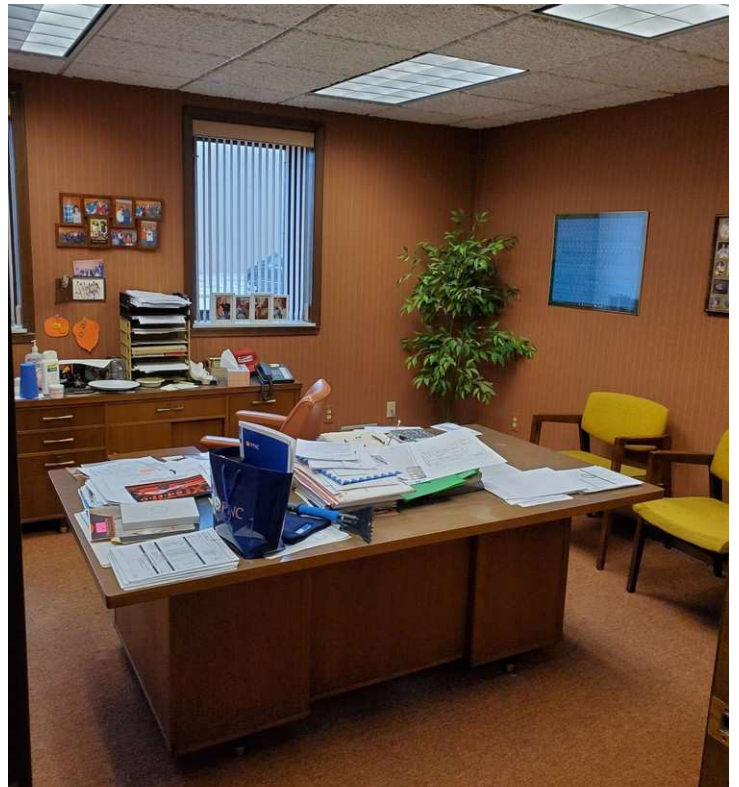
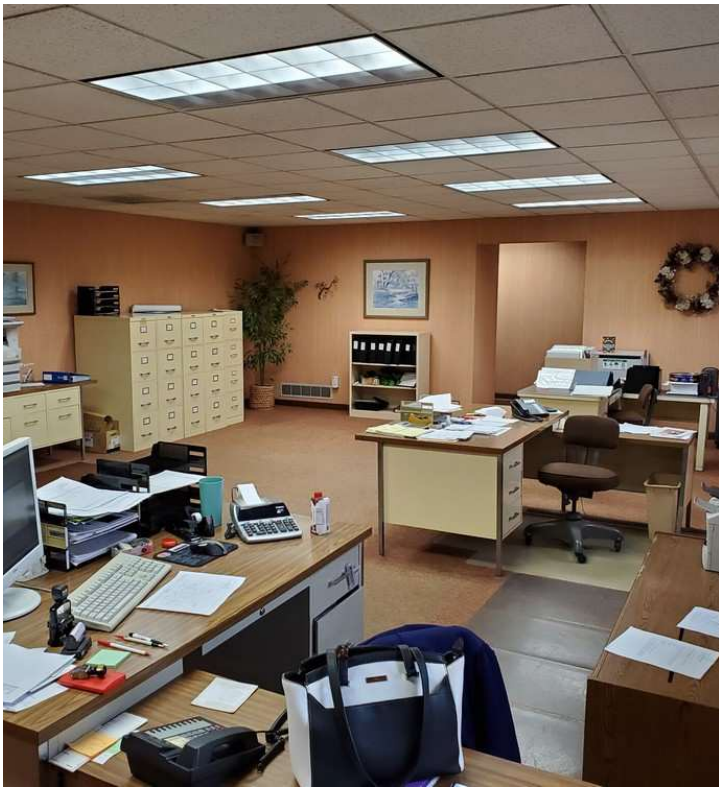
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# ADDITIONAL PHOTOS



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# FLOOR PLANS



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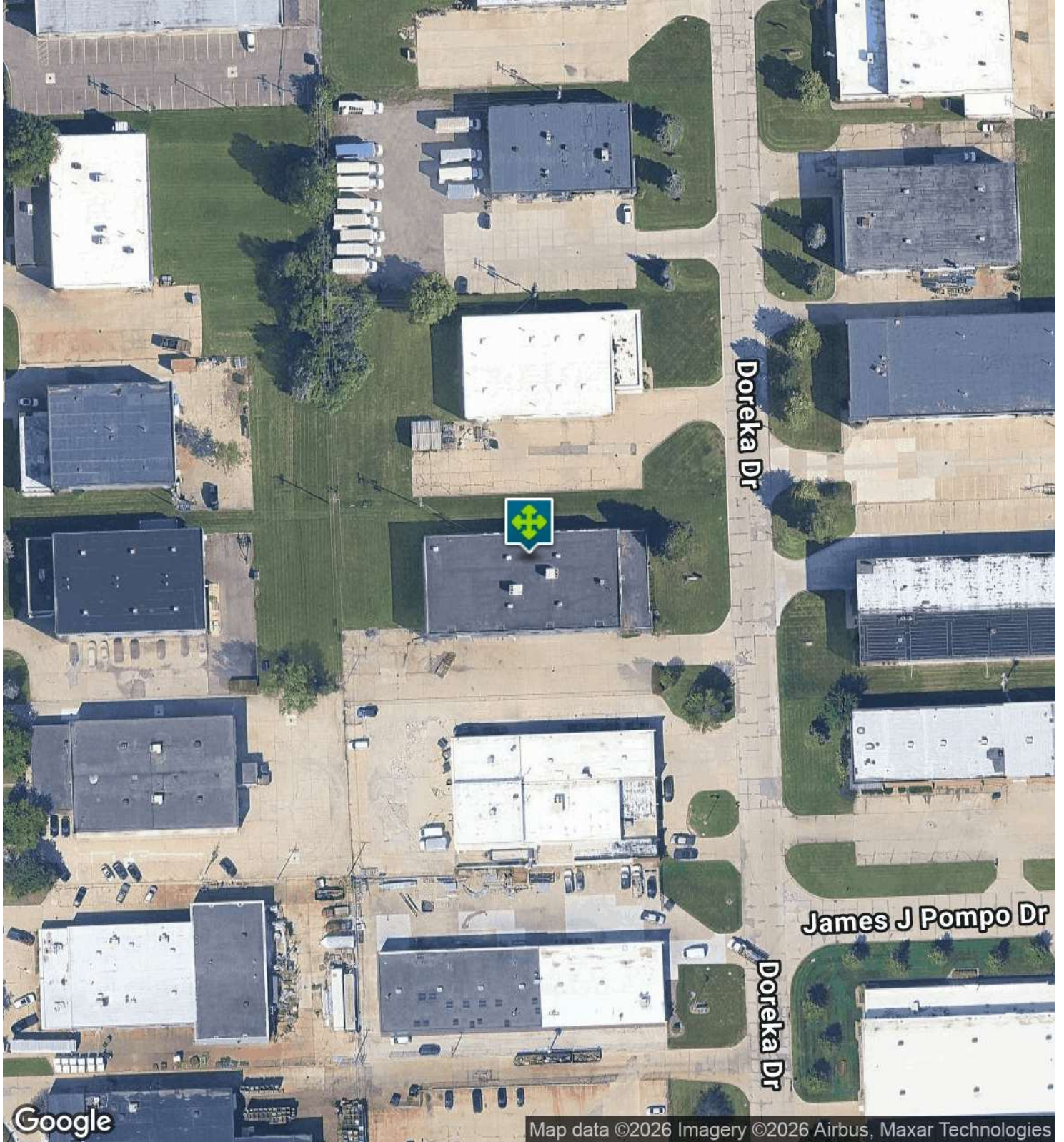
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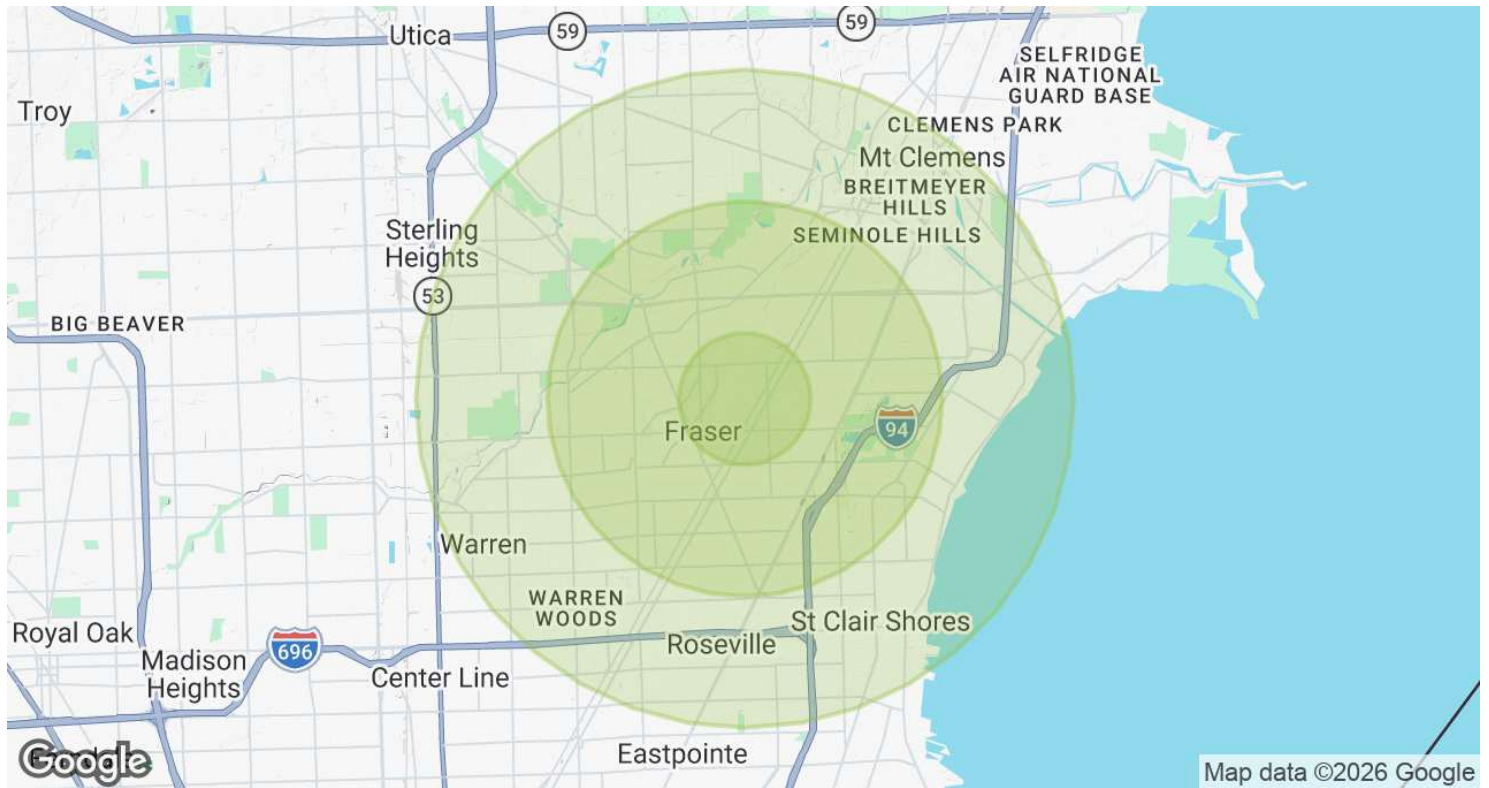
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# AERIAL MAP



# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,461	107,550	317,372
Average Age	39.0	40.6	41.0
Average Age (Male)	38.1	38.2	39.2
Average Age (Female)	40.4	42.6	42.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,806	45,368	132,640
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$59,031	\$58,657	\$61,069
Average House Value	\$143,833	\$148,142	\$151,472

2020 American Community Survey (ACS)

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CONTACT US

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FOR MORE INFORMATION, PLEASE CONTACT:



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