



PILOT

PROPERTY GROUP

35441-35445 GROESBECK HWY, CLINTON TOWNSHIP 48035

PROPERTY OVERVIEW:

Two move-in ready option:

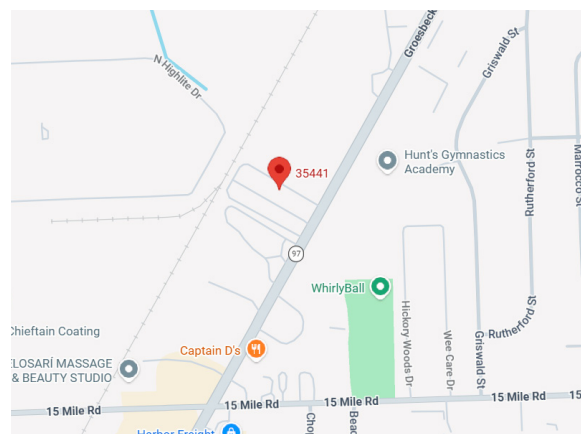
Option 1: 8,280 SF Shop + 3,528 SF Office = 11,808 SF

- Offers premier Groesbeck frontage and (2) 14' overhead doors

Option 2: 5,040 SF Shop + 144 SF Office = 5,184 SF

- Perfect fit for warehouse/industrial with minimal office, (1) 14' overhead door.

Property Type:	Industrial
Cross Streets:	West side of Groesbeck, North of 15 Mile
Total Square Footage:	35,784
Minimum Square Footage:	5,184
Maximum Square Footage:	11,808
Parcel Size:	1.87 Acres
Year Built:	1968
Zoning:	I-2
Ceiling Height:	15' Clear
Heat Type:	Radiant Tube
Lease Rate:	\$9.50 PSF
Lease Type:	Gross



AGENT CONTACT INFO

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ADDITIONAL PHOTOS



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