

Industrial Property Description

**35531 Groesbeck Hwy.
Clinton Twp., MI.**



PROPERTY SUMMARY

BUILDING SF:	14,000 SF
AVAILABLE SF:	7,000 SF
OFFICE SF:	800 SF
WAREHOUSE SF:	6,200
COUNTY:	MACOMB
CROSS STREETS:	15 MILE AND GROESBECK HWY.

BUILDING

CONSTRUCTION TYPE:	MASONRY
LIGHTING:	NEW
LAVS:	MENS & WOMENS / SHOP & OFFICE
HEATING:	GAS FORCED & RADIANT TUBE
SPRINKLER:	NONE
CLEAR HEIGHT:	18'
ROOF:	FLAT / BUILT-UP
POWER/BUSS:	800 AMPS / 220 / 440 V 3-PHASE
CRANES:	NONE
RAIL:	NONE
# DOCKS/TRUCKWELLS:	NONE
# GRADE LEVEL DOORS:	1
DOOR DIMENSIONS:	12' x 14'
AIR COMPRESSOR	YES

TRANSACTION INFORMATION

LEASE RATE:	CONTACT BROKER
LEASE TYPE:	NNN

CONTACTS

ANDREW BONCORE – 248.388.1001

FEATURES

- IMMEDIATE OCCUPANCY
- CONVENIENT ACCESS TO I-94, M-59, AND DETROIT METRO AREA.

