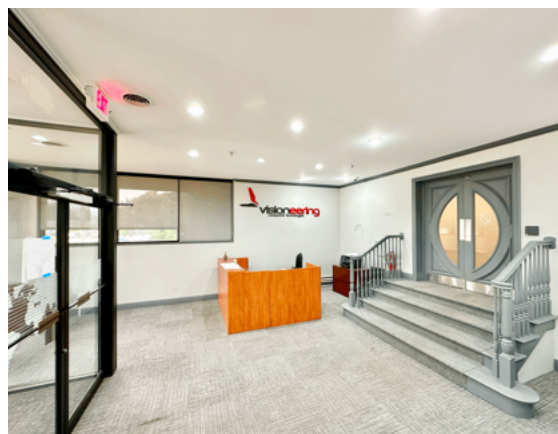


# FOR SALE

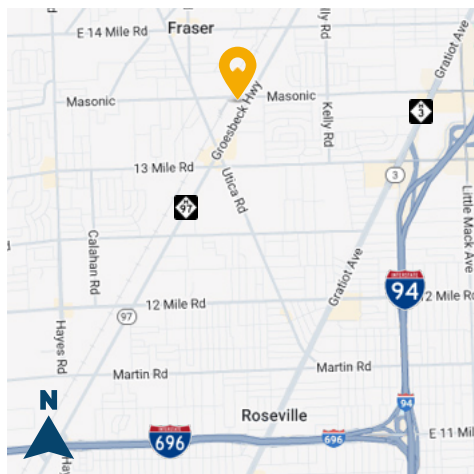
## 31985 GROESBECK HWY, FRASER



RH COMMERCIAL  
REALTY



## INDUSTRIAL BUILDING WITH CRANES & SHOP A/C



### PROPERTY DETAILS

- Very well maintained 54,470 SF industrial building with approximately 13,470 SF of office
- Additional 5,600 SF of finished and fire suppressed lower level office (not included in SF)
- (9) overhead cranes ranging in capacity from 1-ton to 10-tons
- (2) grade level drive-in loading doors, up to (3) dock doors possible
- Shop air-conditioning and heavy power/buss ducts throughout
- Ideally located in the southwest-corner of Groesbeck & Masonic, just minutes from I-696 & I-94
- Can be purchased with adjacent 51,842 SF industrial building for a total of 106,312 SF

For information, please contact:



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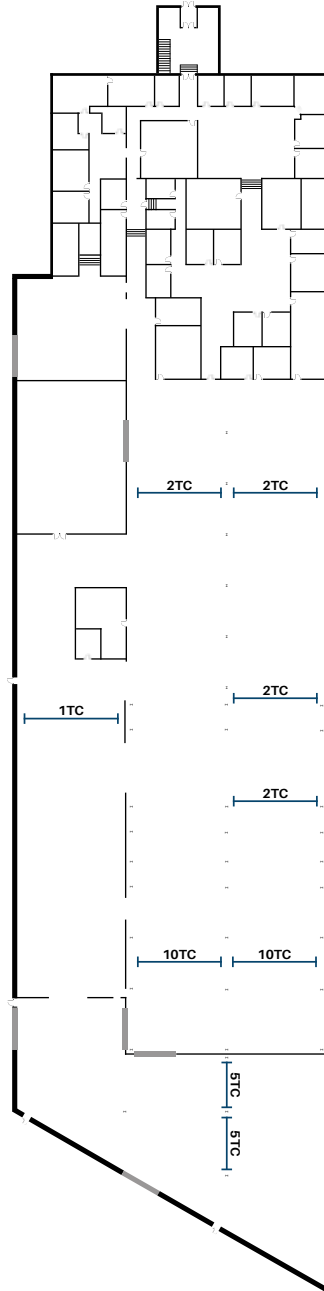
# FOR SALE

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### CURRENT BUILDING SKETCH

(NOT TO SCALE)



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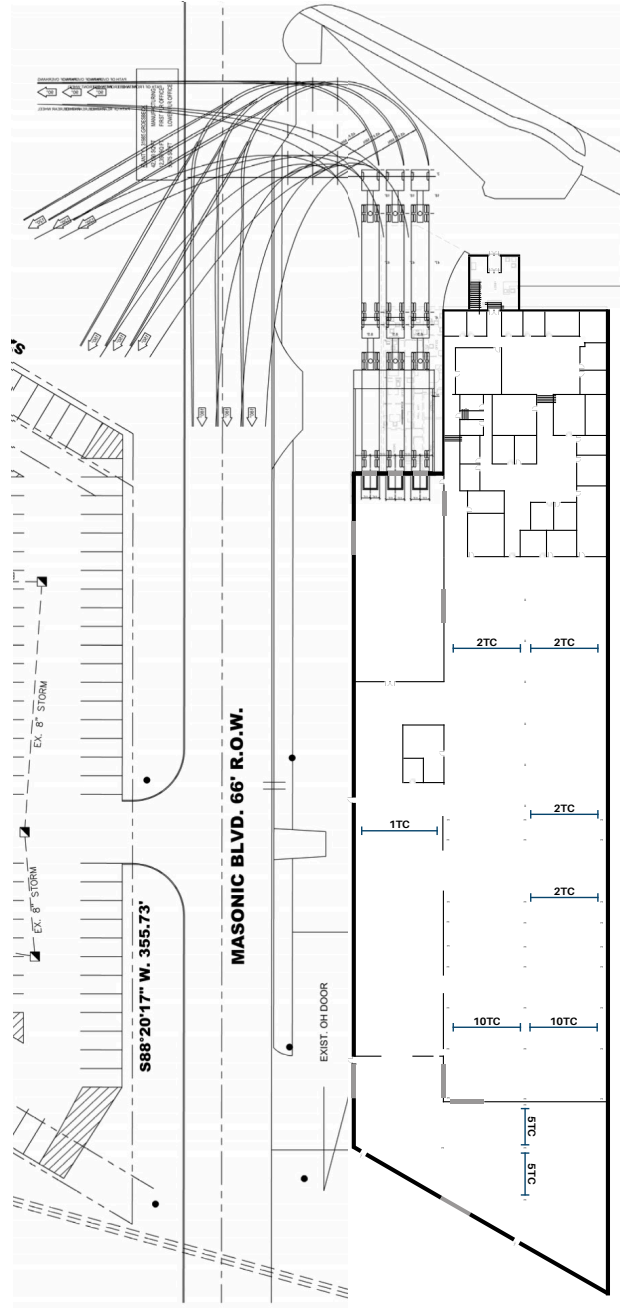
# FOR SALE

## 31985 GROESBECK HWY, FRASER



### POTENTIAL DOCK DOOR SITE PLAN SKETCH

SITE PLAN ILLUSTRATING THE ADDITION OF UP TO (3) DOCK DOORS  
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# FOR SALE

## 31985 GROESBECK HWY, FRASER



### PRICING INFORMATION

**Sale Price:** \$4,150,000.00

**Price per SF:** \$76.19

### PROPERTY DESCRIPTION

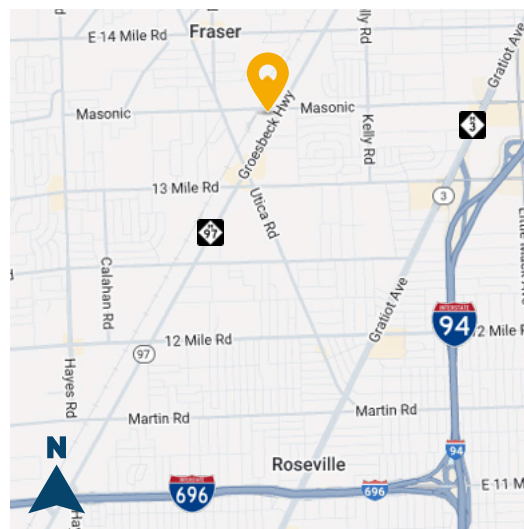
**Total SF:** 54,470  
**Office SF:** 13,470  
**Property Type:** Industrial / Flex  
**Tenancy:** Single  
**Year Built:** 1958  
**Year Renovated:** -  
**Zoning:** Industrial (IC)  
**Site/Parcel Area:** 2.42 AC

**Parcel ID:** Available  
**Parking Spaces:** Abundant  
**Cranes:** (9) 1 - 10 Ton  
**Heat:** HVAC / Radiant  
**Shop A/C:** Yes  
**Clearance:** 13'9"-27'2"  
**Grade/Dock Doors:** 2 / Potential for 3  
**Fire Suppression:** Yes  
**Power:** 2,000a/480v

### SUMMARY

Very well maintained 54,470 SF industrial building equipped with nine (9) overhead cranes ranging in capacity from 1 ton to 10 tons, two (2) grade level drive-in loading doors, high clearance areas, paint booth, and buss ducts / heavy power throughout. Frontage and signage on Groesbeck Hwy. Can be purchased with the adjacent industrial building for a total of 106,312 SF.

### ROAD MAP



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