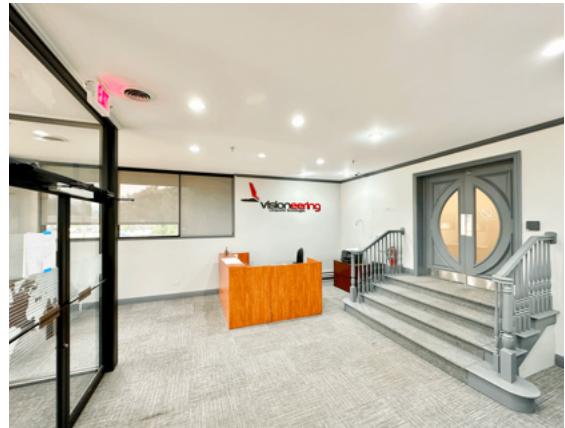
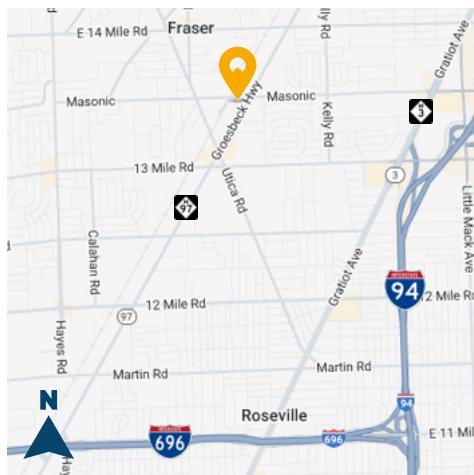


FOR SALE 31985 GROESBECK HWY, FRASER



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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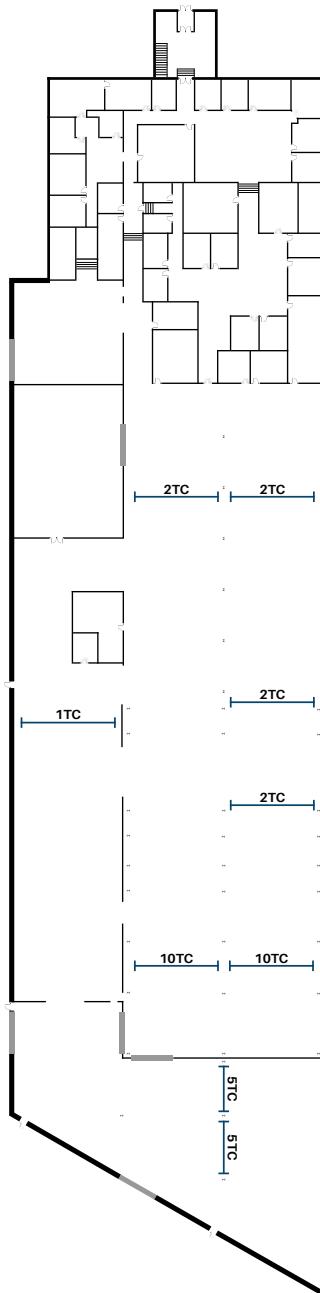
FOR SALE

31985 GROESBECK HWY, FRASER



CURRENT BUILDING SKETCH

(NOT TO SCALE)



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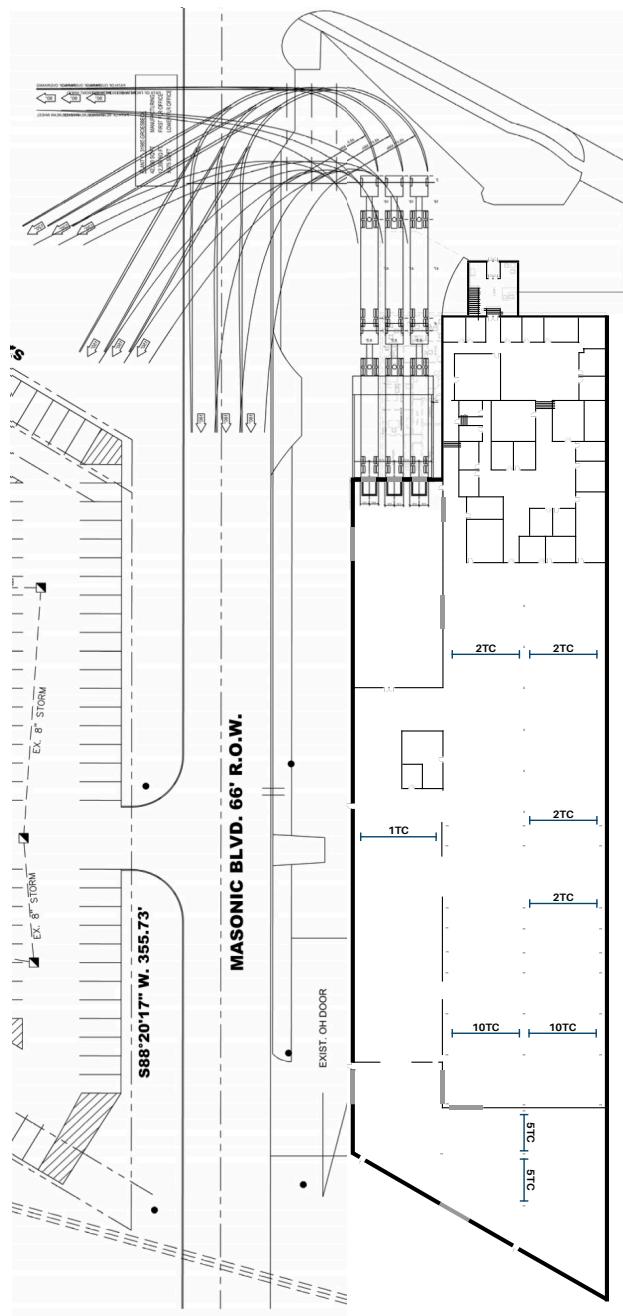
FOR SALE 31985 GROESBECK HWY, FRASER



POTENTIAL DOCK DOOR SITE PLAN SKETCH

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

(NOT TO SCALE)



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FOR SALE 31985 GROESBECK HWY, FRASER



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.

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PRICING INFORMATION

Sale Price: \$4,150,000.00

Price per SF: \$76.19

ROAD MAP

