

INDUSTRIAL PROPERTY // FOR SALE

35,600 SF INDUSTRIAL FOR SALE

350 HUBBARD ST
MOUNT CLEMENS, MI 48043



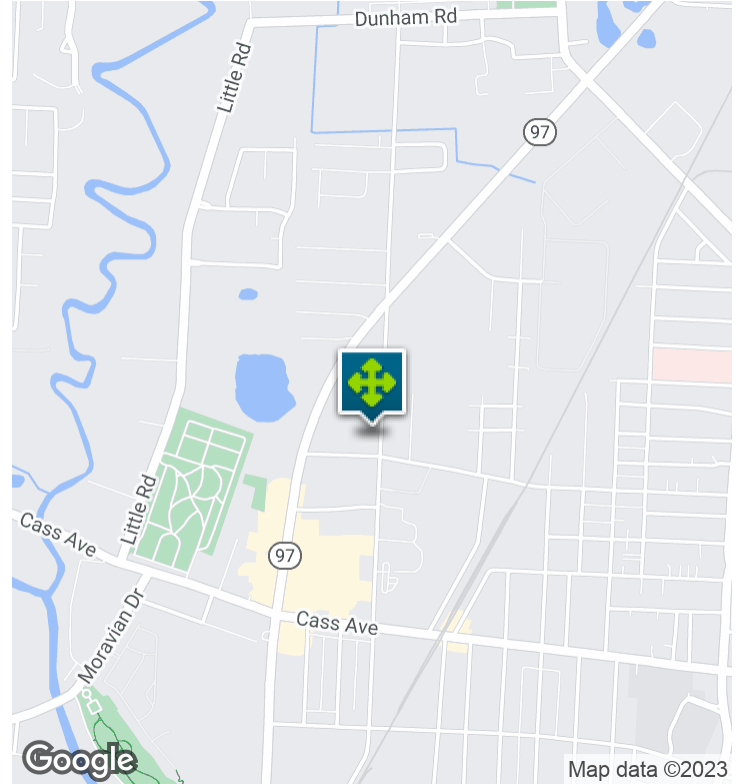
- Size: 35,600 sf with 4,200 sf of Office
- Tenant: Sequoia Tool Inc
- Lease Term: Month-to-Month
- Monthly Lease Rate: \$12,311.66 NNN



26555 Evergreen Road, Suite 1500
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pacommercial.com

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EXECUTIVE SUMMARY



Sale Price	\$2,314,000
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OFFERING SUMMARY

Building Size:	35,600 SF
Available SF:	35,600 SF
Lot Size:	1.18 Acres
Price / SF:	\$65.00
Year Built:	1963
Zoning:	Lt Industrial Hub Zone
Market:	Detroit
Submarket:	Groesbeck North

PROPERTY OVERVIEW

35,600 sf with 4,200 sf of office. 15'-20' clear, 100% fire sprinklered. Double interior truckwell and three (3) - 12'x14' grade level doors. 480 volt/1000 amp, buss duct, airlines, and infered and tube radiant heat. Fenced lot for parking or storage. 1,100 sf breakroom/mezzanine included in total square footage.

Warehouse or manufacturing users, Groesbeck corridor location, Only 2 miles to Hall Road (M-59) and 2.5 mile to I-94. Hub Zone!

LOCATION OVERVIEW

Located just East of Groesbeck Hwy and North of Cass Avenue.

PROPERTY HIGHLIGHTS

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INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	35,600 SF
Mezzanine SF:	\$2,314,000
Occupancy:	30-60 Days
Zoning:	Lt Industrial Hub Zone
Lot Size:	1.18 Acres
Parking Spaces:	50
Fenced Yard:	Yes
Year Built / Renovated:	1963 / 1965
Construction Type:	Block/Brick
Clear Height:	15' - 20'
Overhead Doors:	(3) - 12' x 14'
Truckwells/Docks:	(2) Interior
Cranes:	None
Power:	480 Volt 1,000 AMP
Buss Duct:	Yes
Air Conditioning:	Office & 11,000 SF of Shop
Heat Type:	Gas Unit, Infrared Tube Type
Lighting:	Fluorescent
Sprinklers:	100%
Taxes:	\$17,978.38



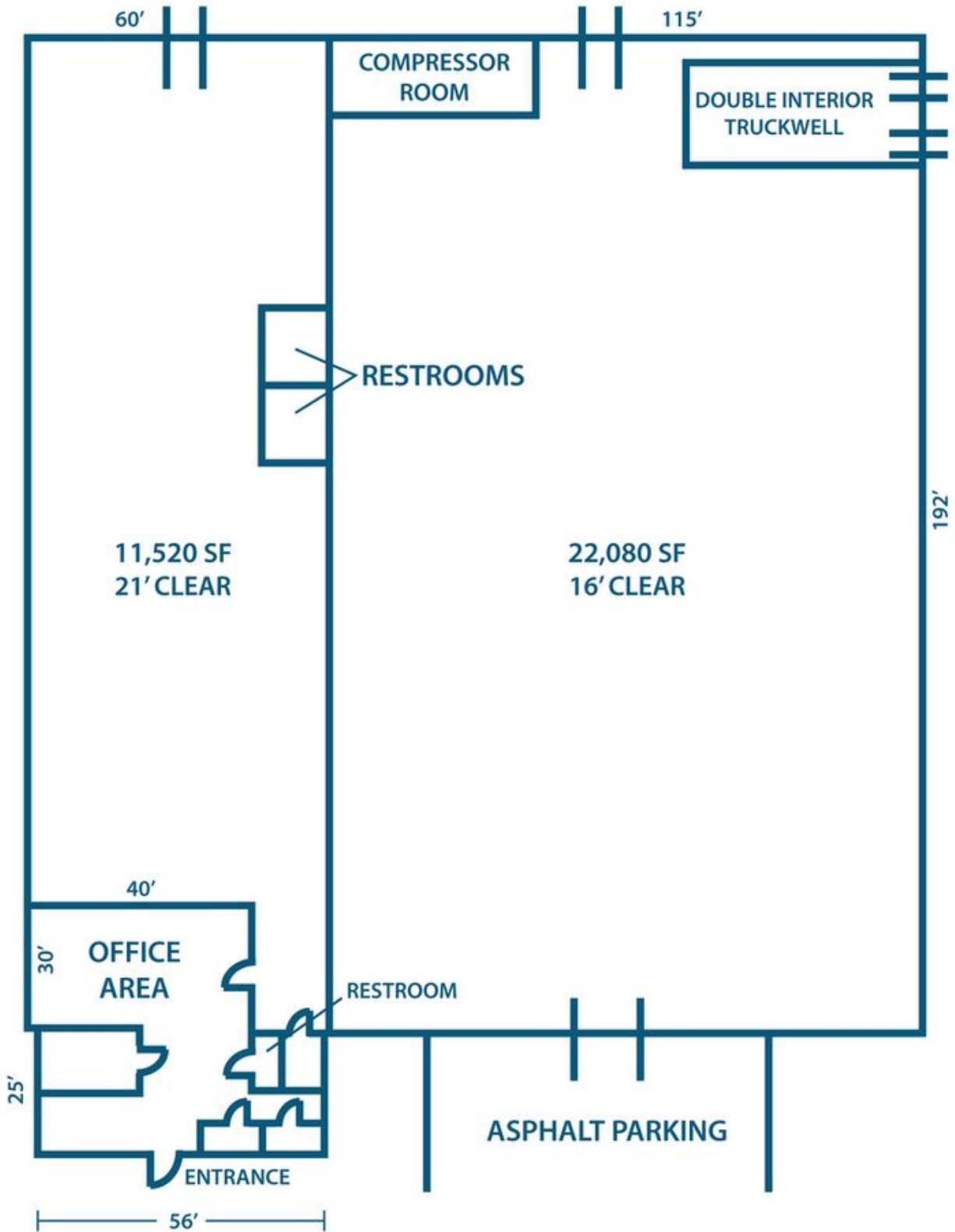
P.A. COMMERCIAL
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ADDITIONAL PHOTOS



350 HUBBARD ST, MOUNT CLEMENS, MI 48043 // FOR SALE

AERIAL MAP

FOR SALE



Google

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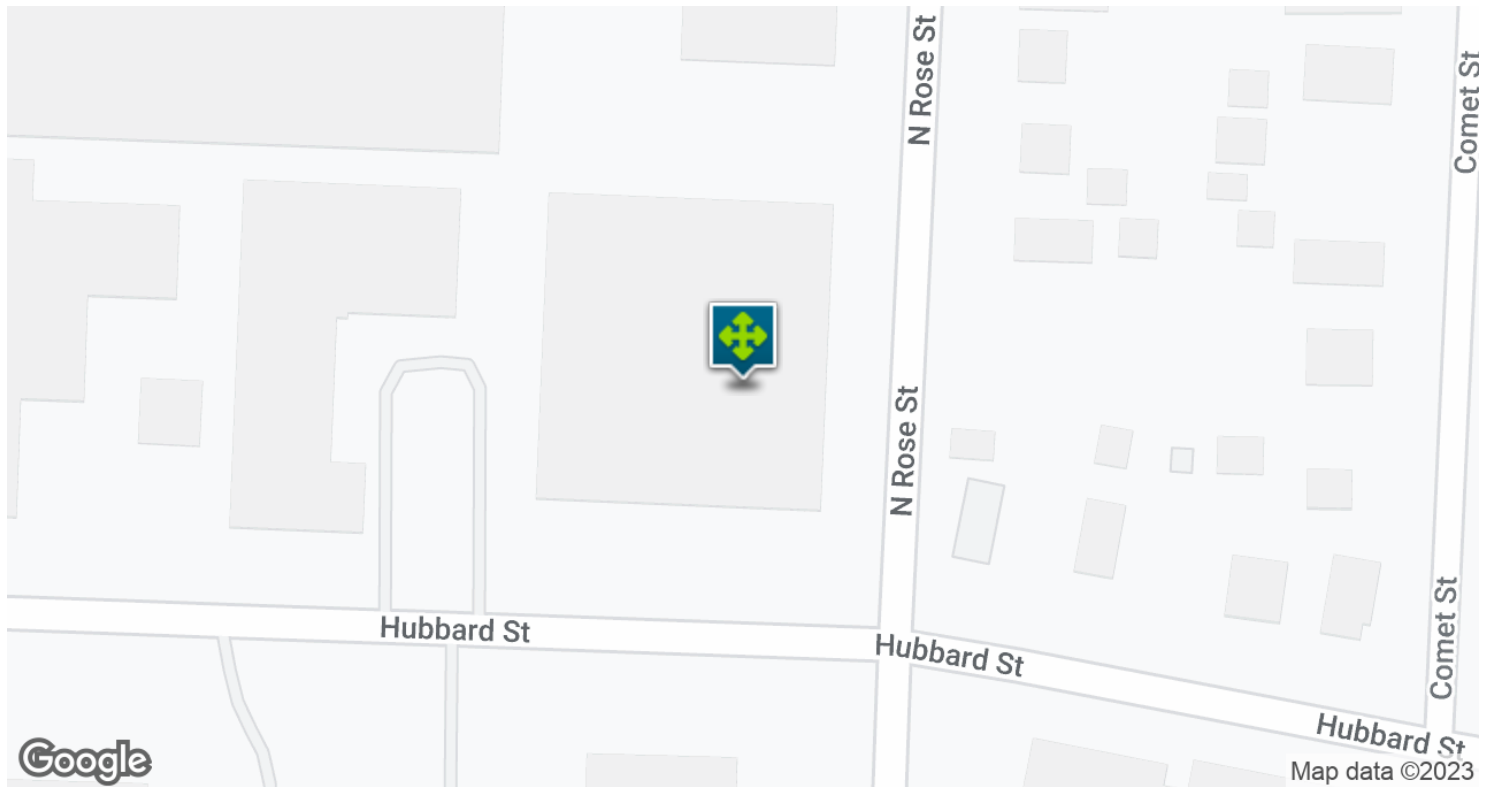
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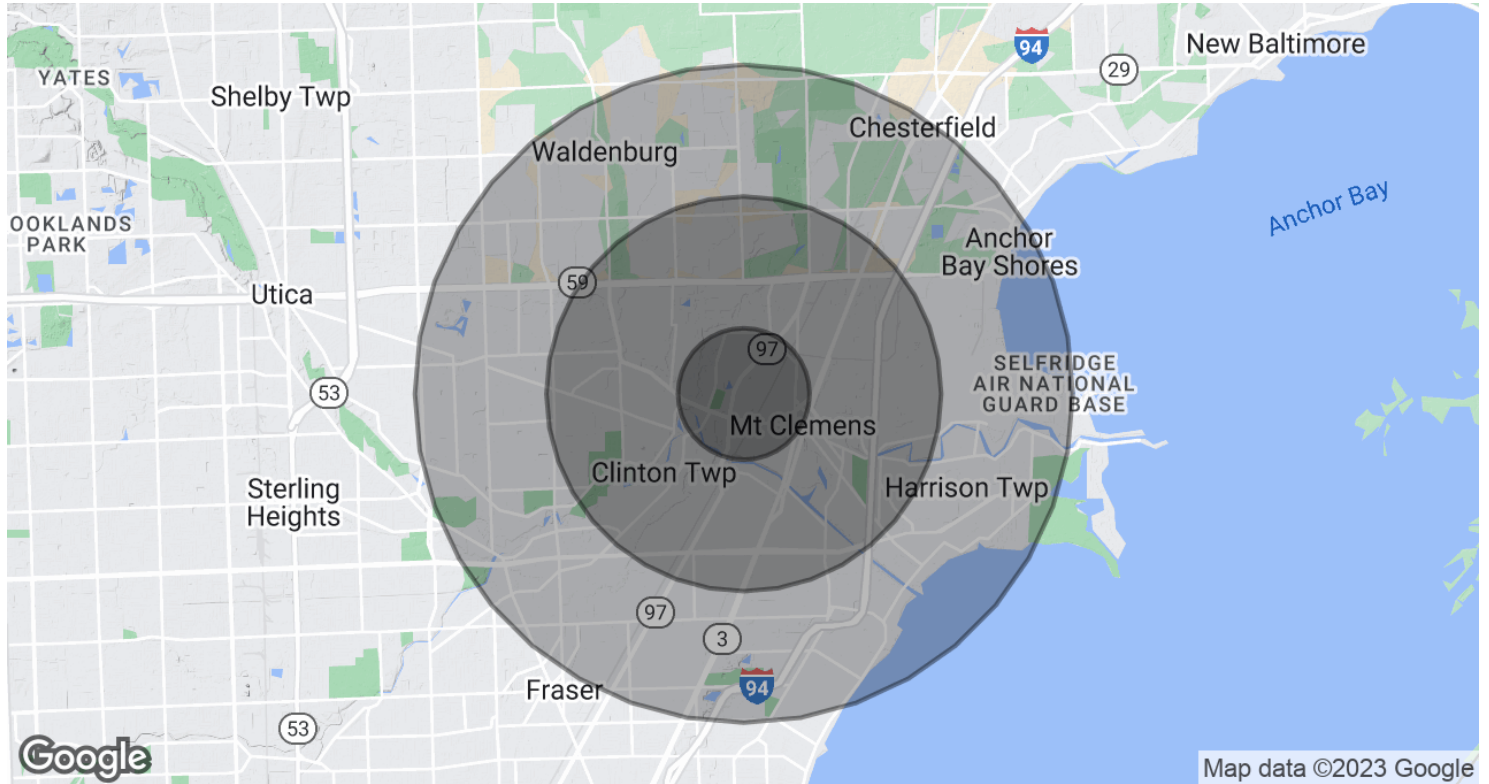
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LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,832	86,344	228,108
Average Age	35.1	39.2	39.1
Average Age (Male)	33.2	37.9	37.6
Average Age (Female)	38.6	40.2	40.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,961	35,516	93,109
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$56,833	\$61,665	\$64,906
Average House Value		\$142,254	\$167,454

* Demographic data derived from 2020 ACS - US Census

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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