

FULLY RENOVATED OFFICE BUILDING IN PRIME CLINTON TOWNSHIP LOCATION



**43750 Garfield
Clinton Township, MI 48038**



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PILOT

PROPERTY GROUP

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All properties are subject to change, or withdraw without notice.

PROPERTY SUMMARY

COMPLETE RENOVATION IN 2019 43750 GARFIELD RD, CLINTON TOWNSHIP, MI 48038

Completely remodeled in 2019, this modern office building features 26,200 SF of finished office space, plus an additional 6,875 SF of storage/warehouse space (which can be built out to suit by the landlord). The building boasts contemporary finishes throughout, including three kitchenettes, a stunning break room, multiple conference rooms, spacious private offices, and a large dedicated training area—ideal for team development or client presentations.

Set in a campus-like environment just off Garfield Rd, this location offers excellent accessibility with quick connections to Hall Rd (M-59), Metro Parkway, and I-94—making it a convenient and central hub for any professional operation.

Property Type: Office

Cross Streets: East side of Garfield, between 19 Mile and Hall

Total Square Footage: 33,076

Minimum Square Footage: Approx. 6,875

Maximum Square Footage: 33,076

Lot Size: 4.834 Acres

Year Built: 1987 - Remodeled 2019

Office Square Footage: 26,200

Shop Square Footage: 6,875

Zoning: OS-1

Parking Spaces: Ample

Lease Rate: \$22.95/SF

Lease Type: Gross plus Utilities



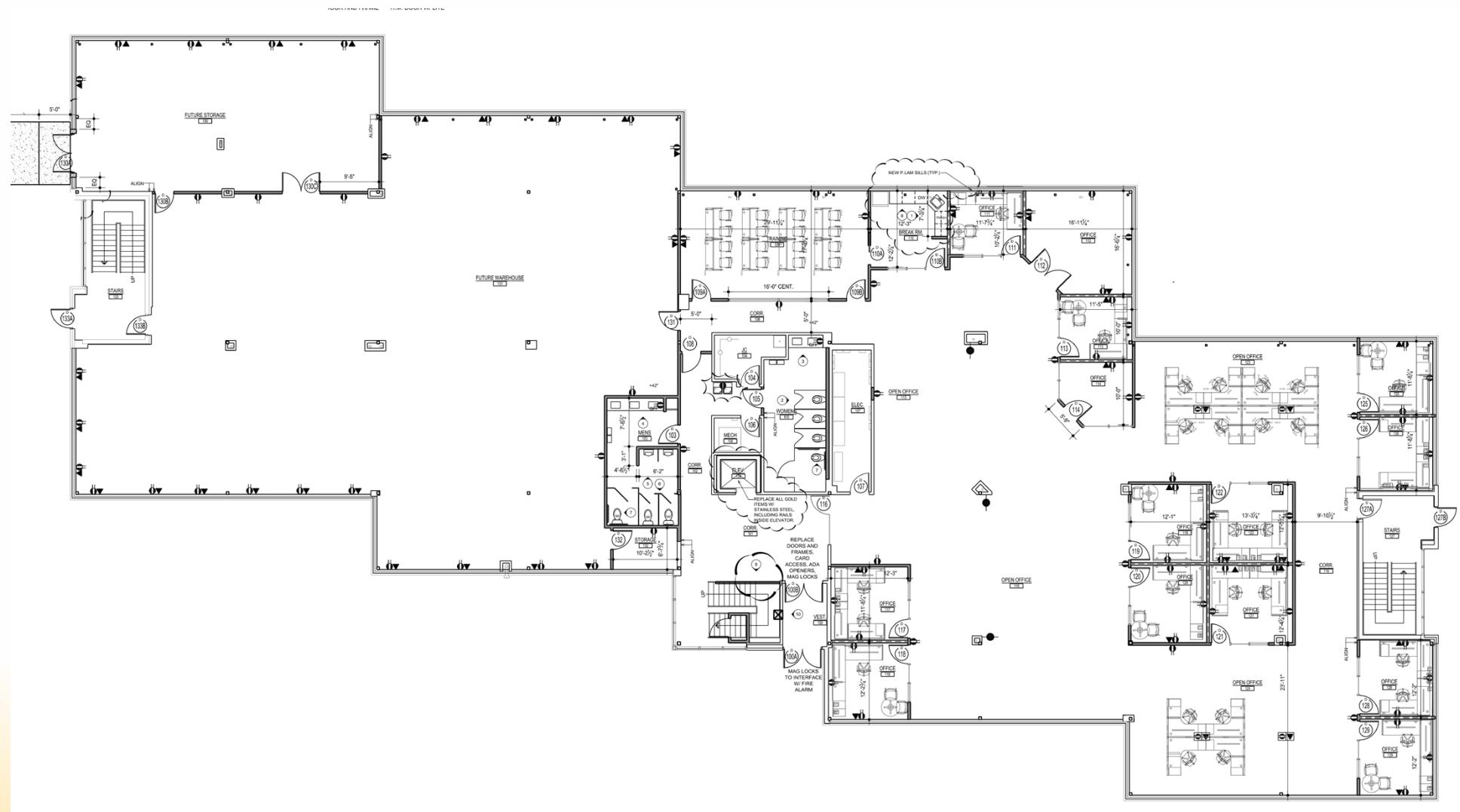
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FLOOR PLAN - 1st Floor

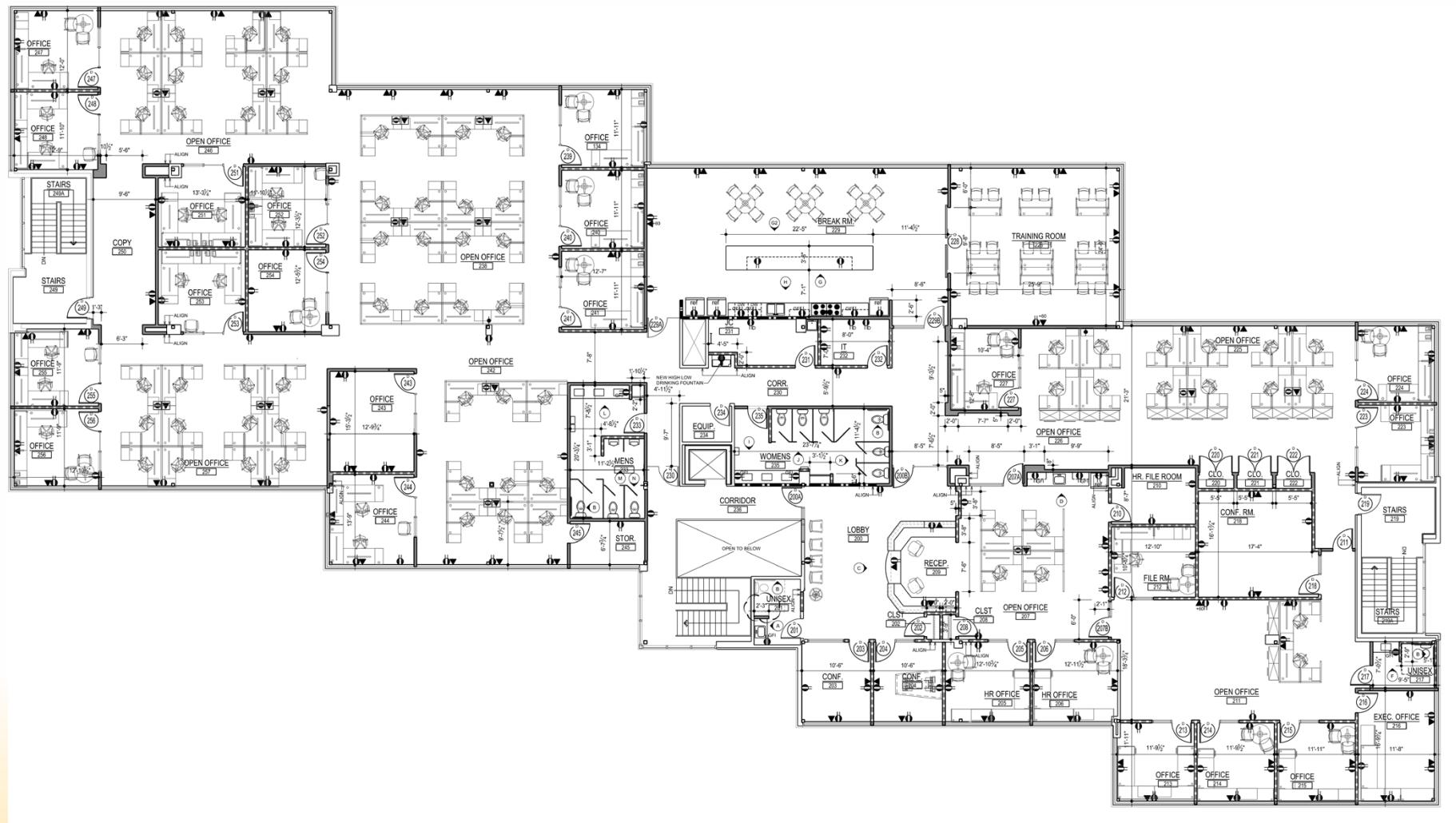


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FLOOR PLAN - 2nd Floor

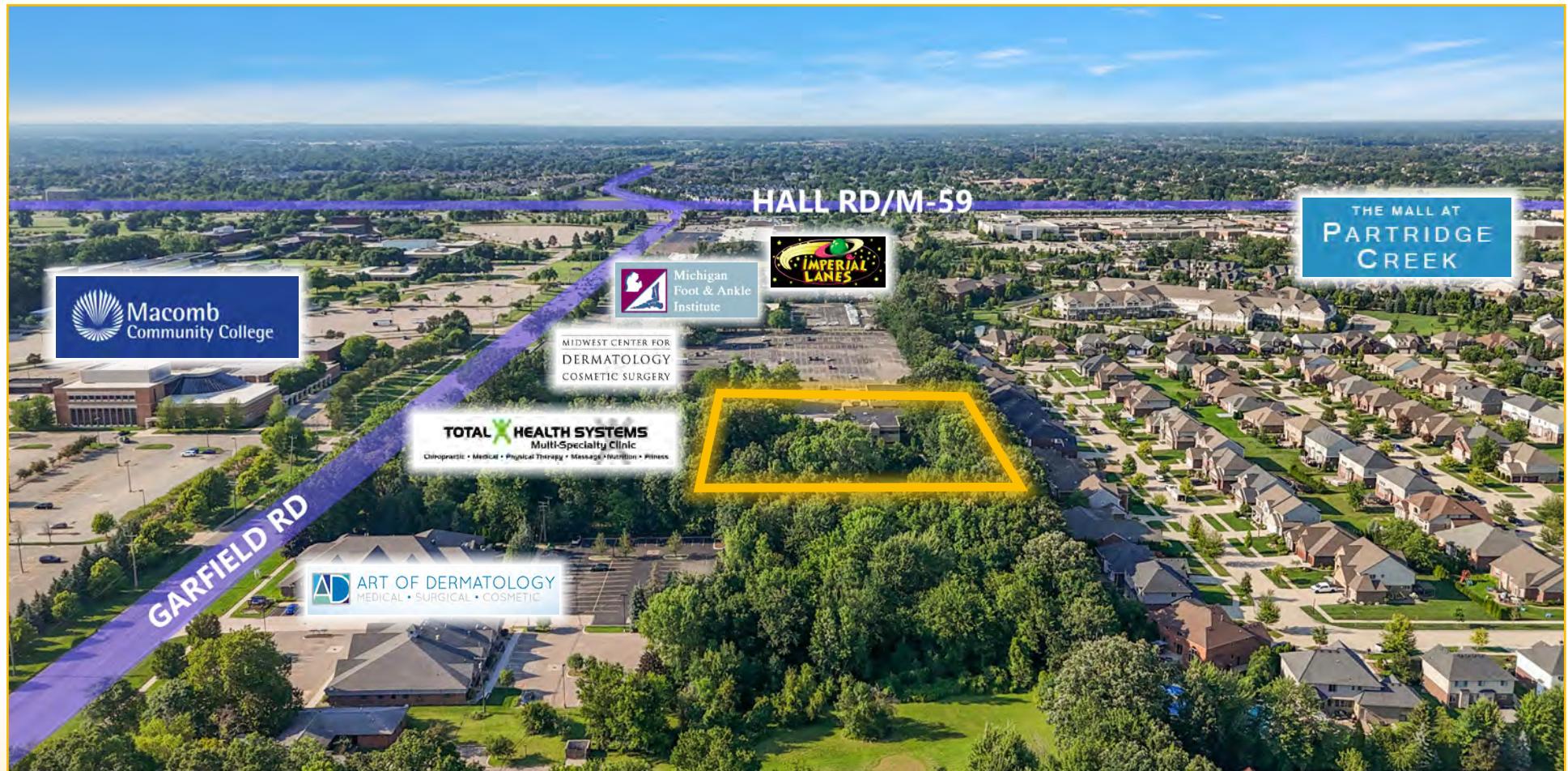


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TRADE AREA - North



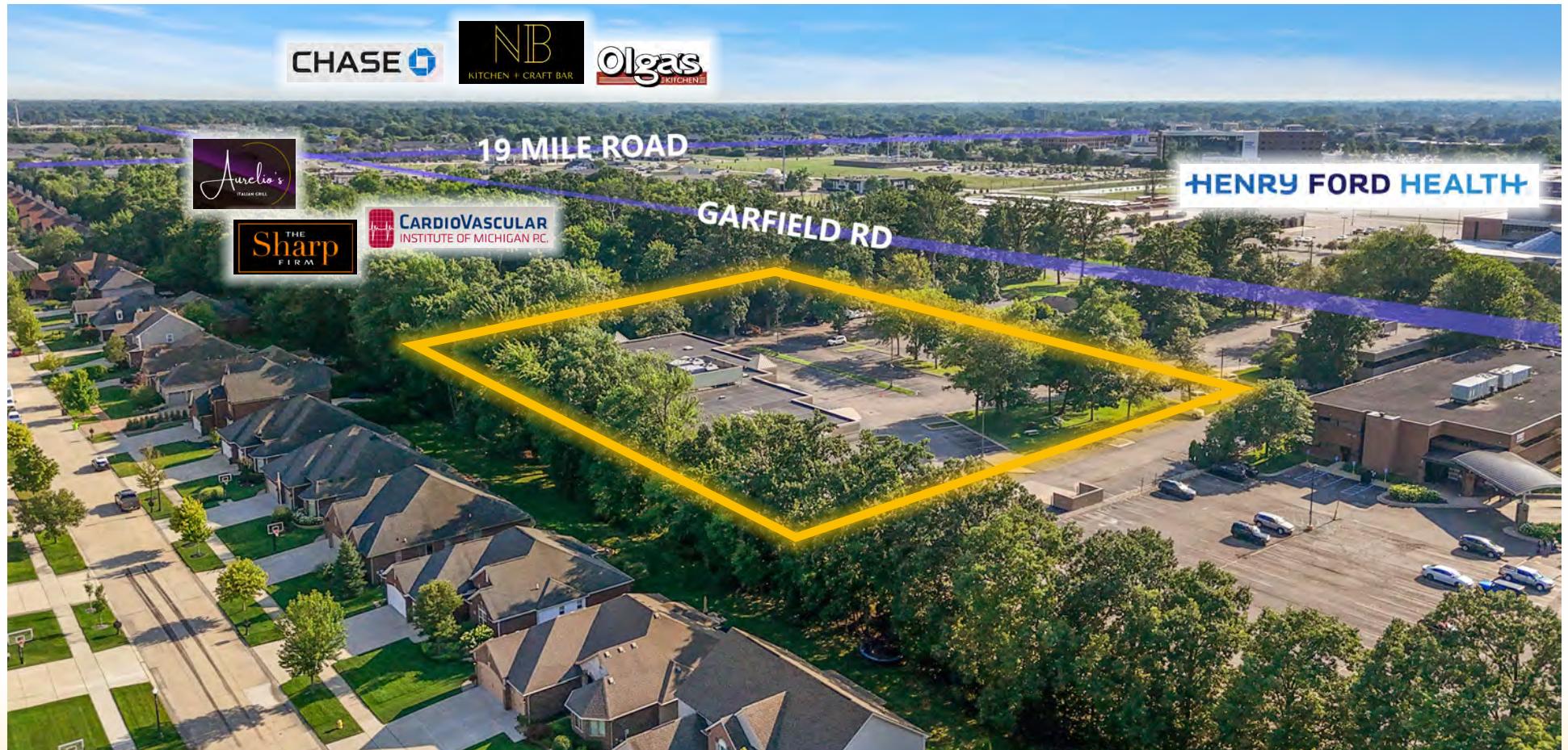
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TRADE AREA - South



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MARKET AREA

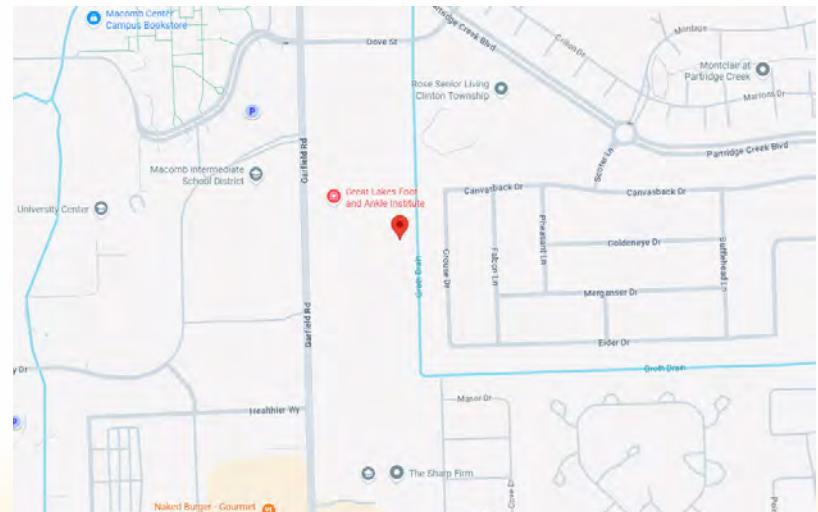


CLINTON TOWNSHIP

Clinton Township is a charter township in Macomb County in the U.S. state of Michigan. A northern suburb of Detroit, Clinton Township is located about 22 miles (35 km) northeast of downtown Detroit. As of the 2020 census, the township had a population of 100,513, making it the most populous township in Michigan, and the state's 8th-most populous community overall.

Clinton Township has a total area of 28.37 square miles (73.5 km²), of which 28.03 square miles (72.6 km²) are land and 0.35 square miles (0.91 km²), or 1.22%, are water. The Clinton River, for which the community is named, is formed from three branches within the township, and runs east into Harrison Township, where it flows into Lake St. Clair.

As of the census of 2010, there were 96,796 people, 42,036 households, and 25,678 families residing in the township. By 2016, the township's population was estimated to have surpassed 100,000.



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UTILITY USAGE

43750 Garfield

Average Monthly Utility cost by Category

Period: July-2023 to June 2025

Building Square Footage = 33076

Average Cost per Square Foot = .23

Average							Grand Total
Month	Electrical	Gas	Janitorial	Trash Removal	Water		
January	1,032.40	1,223.06	3,960.00	475.00	397.85	7,088.31	
February	974.42	1,549.94	3,960.00	475.00	436.40	7,395.75	
March	1,060.45	1,137.78	3,960.00	475.00	420.75	7,053.98	
April	1,287.52	930.11	3,960.00	475.00	482.13	7,134.75	
May	1,750.95	640.21	3,960.00	475.00	727.98	7,554.14	
June	2,814.91	468.30	3,960.00	475.00	621.01	8,339.21	
July	3,018.24	316.11	3,960.00	475.00	644.81	8,414.16	
August	3,226.67	310.36	3,960.00	475.00	651.52	8,623.54	
September	2,787.93	389.41	3,960.00	475.00	772.84	8,385.18	
October	2,284.90	464.24	3,960.00	475.00	666.47	7,850.61	
November	1,810.00	807.42	3,960.00	475.00	529.18	7,581.59	
December	1,279.05	1,158.00	3,960.00	475.00	382.82	7,254.86	
Monthly Average	1,943.95	782.91	3,960.00	475.00	561.14	7,723.00	

This Good Faith Estimate is provided for informational purposes only and represents our best effort to estimate the costs of the services described. Actual charges may vary based on your specific needs, usage, costs increases, unforeseen circumstances, or additional services requested. This estimate is not a contract or a guarantee of actual costs. If you have questions or require clarification regarding these amounts, please contact us.

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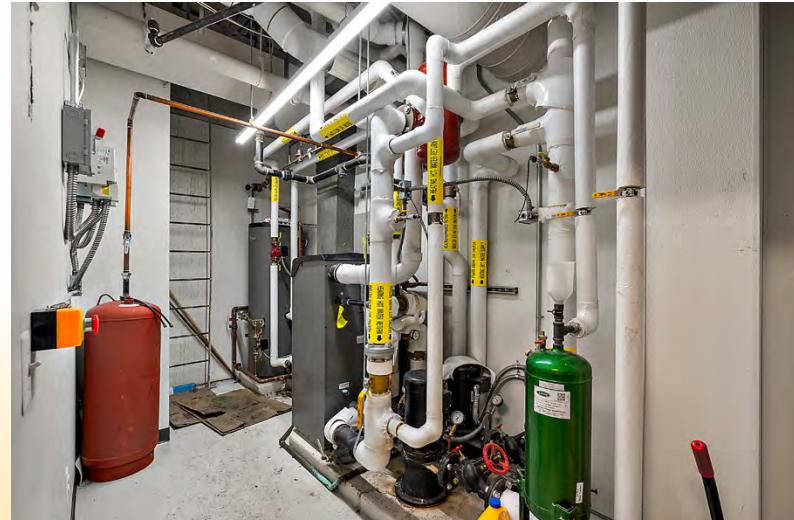


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