

30980 Groesbeck Hwy

Roseville, MI

- 33,820 Sq. Ft. For Sale
- New Roof Spring 2026
- Five 5-Ton Cranes
- Heavy Power
- Buss Duct
- 100% Air Conditioned

INDUSTRIAL BUILDING FOR SALE



32,620 SF of Factory



1,200 SF of Office



(4) 14'x14' Grade Level Doors



(5) 5-Ton Cranes

FOR MORE INFORMATION:

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Industrial Property Details:

Details:

Total SF:	33,820 SF
Available SF:	33,820 SF
Office SF:	1,200 SF
Factory SF:	32,620 SF
Zoning:	I-1
Acres:	2.38
Frontage:	240'
Intersection:	Groesbeck & 13 Mile
X-Way Distance:	3.5 Miles to I-696
Parking:	43 Spaces
Year Built:	1967
Rail Siding:	No
Occupancy:	Immediate

Interior:

Ceiling Height:	19.5'
Bay Size:	38'
Restrooms:	3
Power:	2000 Amps
Power Details:	240 Volt
Lighting:	LED
Buss:	Yes
Truckwells:	None
Grade Door:	(4) 14'14'
Cranes:	(5) 5-Ton
Heating:	Gas Forced Air/Radiant
A/C:	100%
Sprinklered:	None
Floor Drains:	No
Airlines:	Yes

Economic:

Sale Price:	\$2,500,000.00
Price/SF:	\$73.92
Taxes:	\$44,559.41
Status:	Existing

Notes: **New Roof Spring 2026.** Adjacent lot to the north included. Approximately 1,200 SF second floor office not included in total square footage.

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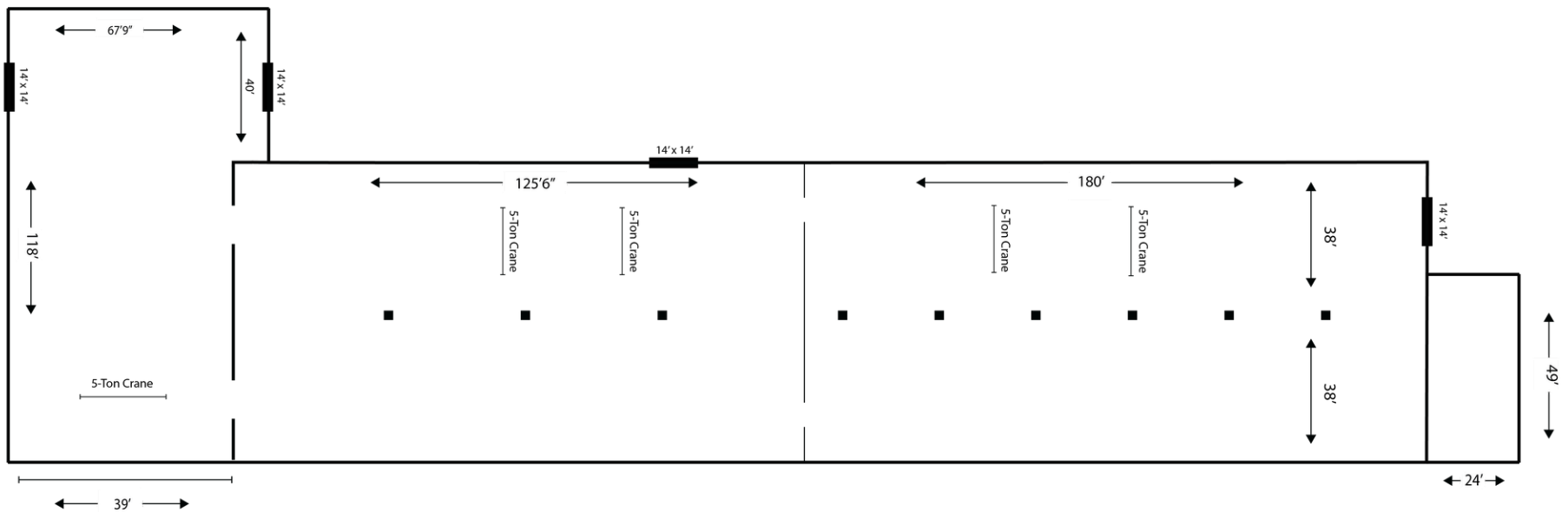
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Floor Plan



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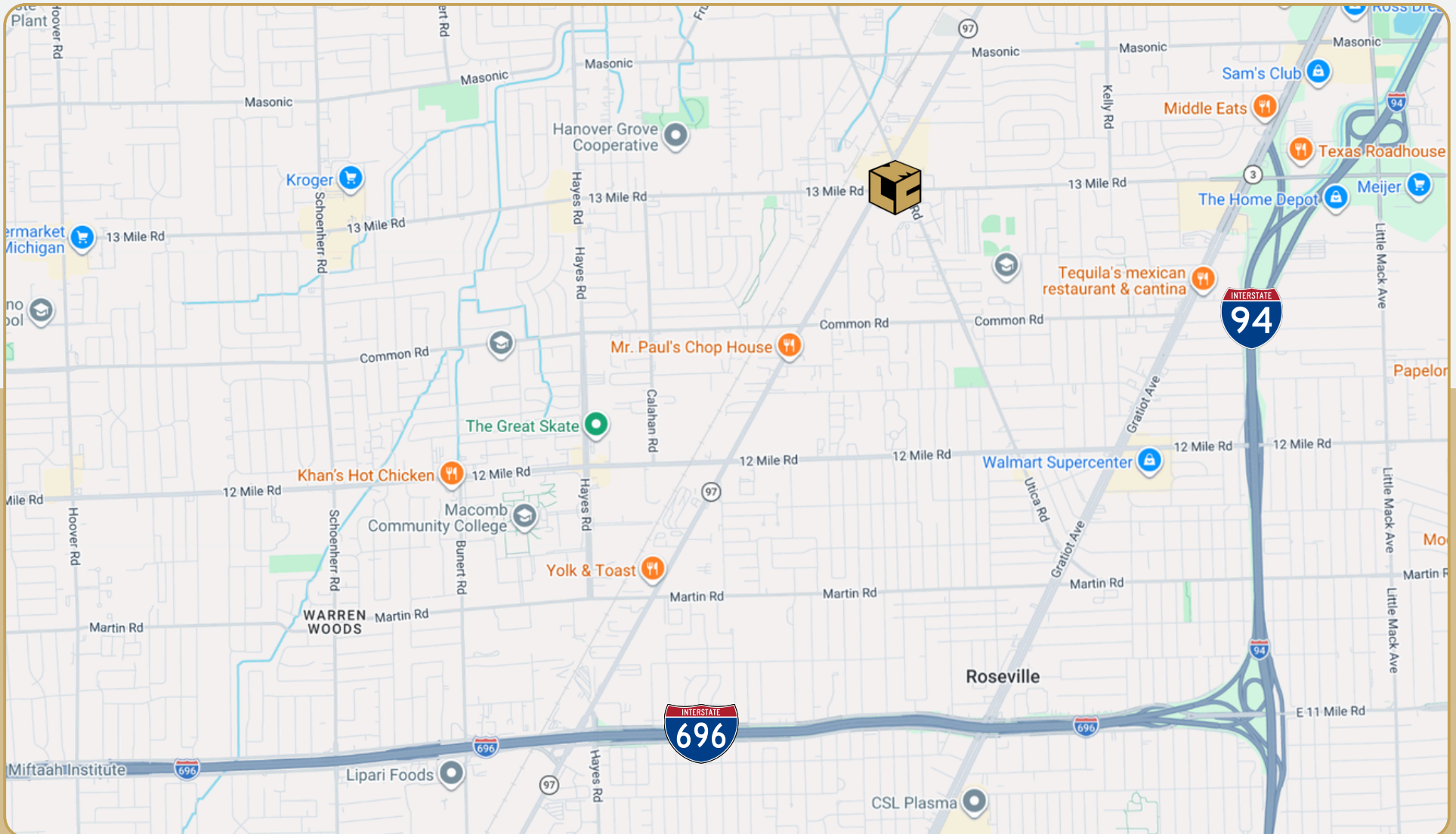
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