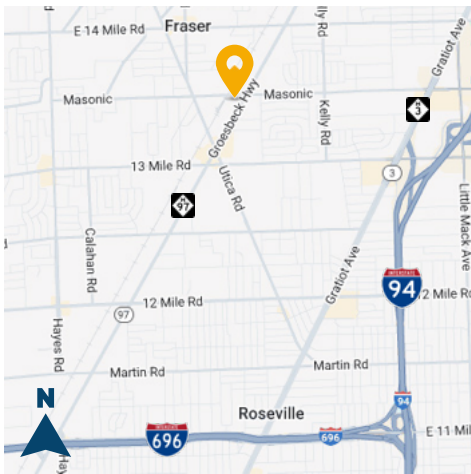


FOR SALE / LEASE

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 or leased with the adjacent 26,136 SF industrial facility at 17501 Masonic Blvd

For information, please contact:



REECE HUGHES

248.207.5847

reece@rhcommercial.net

NATE HUGHES

810.923.6099

nate@rhcommercial.net

ROB HUGHES

248.505.0399

rob@rhcommercial.net

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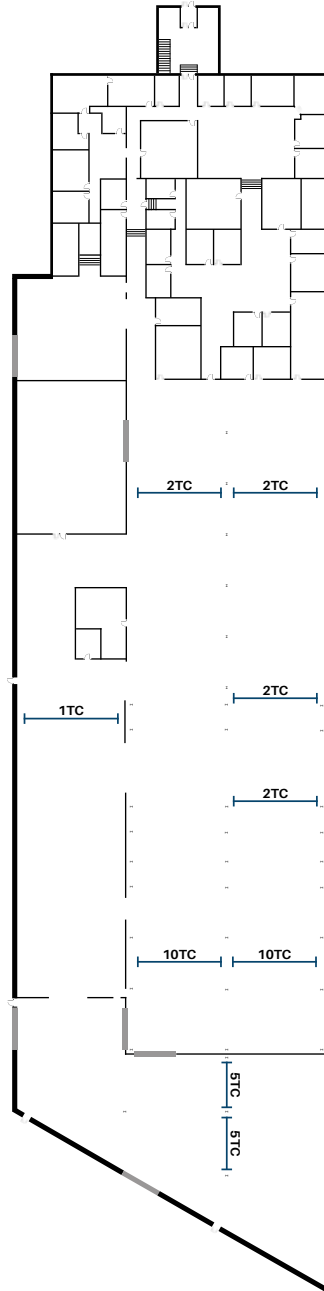
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CURRENT BUILDING SKETCH

(NOT TO SCALE)



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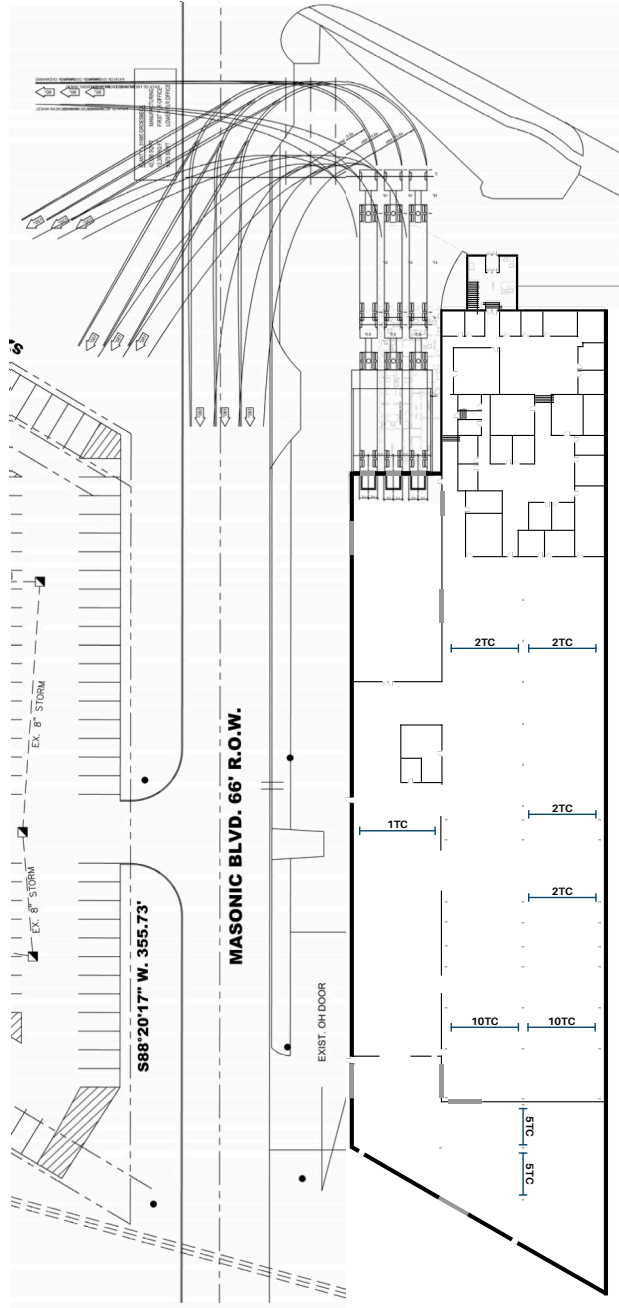
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POTENTIAL DOCK DOOR SITE PLAN SKETCH

SITE PLAN ILLUSTRATING THE ADDITION OF UP TO (3) DOCK DOORS
(NOT TO SCALE)



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PRICING INFORMATION

Sale Price: Contact Agents

Price per SF: Contact Agents

Lease Rate: Contact Agents

Lease Type: NNN

Estimated NNN: \$1.85/SF

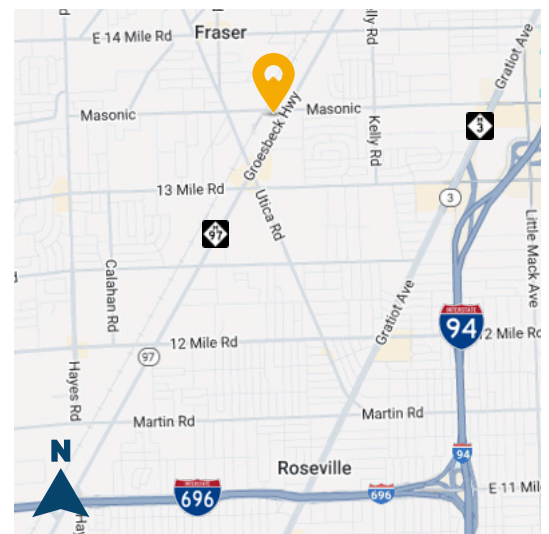
PROPERTY DESCRIPTION

Total SF:	54,470	Parking Spaces:	50+
Office SF:	13,470	Cranes:	(9) 1 - 10 Ton
Property Type:	Industrial / Flex	Heat:	HVAC / Radiant
Tenancy:	Single	Shop A/C:	Yes
Year Built:	1958	Clearance:	13'9"-27'2"
Zoning:	Industrial (IC)	Grade/Dock Doors:	2 / 0 (3 possible)
Site/Parcel Area:	2.42 AC	Fire Suppression:	Yes
Parcel ID:	03-14-05-326-008	Power:	1,500a/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 /lease with the adjacent industrial building for a total of 80,606 SF.

ROAD MAP



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