



44500

REYNOLDS DR

41,961 SF

FOR SALE - SINGLE TENANT | 100% OCCUPIED

CLINTON TWP, MI

CBRE

# EXECUTIVE SUMMARY

## The Offering

44500 Reynolds Dr is a 41,961 SF, 100% occupied single tenant investment opportunity featuring a stable NNN lease, 3% annual increases and zero renewal options.

The Action Manufacturing Facility sits on 5 acres in Lake Industrial Park, less than a mile West of Interstate 94.

Action Wood 360, the tenant since 2009, is highly established with over 30 years of experience in custom wooden packaging solutions and a strong presence across multiple industries including medical, automotive, defense, and aerospace.

This opportunity offers investors a compelling combination of reliable cash flow and long-term value within a dynamic industrial market.



## Offering Highlights



**\$4,000,000**  
Price



**8.5%**  
Cap Rate



**100%**  
Occupancy



**\$339,900**  
Current Annual Rent



**30 Miles**  
North of Downtown  
Detroit



**1/2 Mile**  
From Interstate 94



# PROPERTY HIGHLIGHTS

The Action Manufacturing Facility is a proven functional manufacturing AND warehouse space.

Ideally set up for the current tenant, it also has the added downside protection of being versatile for a variety users.



## BUILDING SPECIFICATIONS

Total Building Size	41,961 SF
Office	2,700 SF
Year Renovated	1981
Lot	5 Acres
Loading Docks	2
Overhead Doors	2
Clear Height	18'-30'
Parking	42 surface spaces
Construction	Structural steel and block, with metal siding
Roof	Standing seem metal, slight pitch
Fire Suppression	Yes
Dust Collection	Yes

# ACCESS MAP

## 44500 Reynolds Dr

The Action Manufacturing Facility benefits from a highly accessible location in Clinton Township, MI, with convenient proximity to major thoroughfares such as Hall Road (M-59) Gratiot Avenue access Interstate 94.

There is excellent connectivity for shipping, logistics, and employee commuting.

The nearby amenities, including retail centers, restaurants, and service providers, further enhance the site's appeal for tenants and customers alike.



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