

**INDUSTRIAL PROPERTY // FOR SALE**

## **7,000 SF INDUSTRIAL WAREHOUSE IN ROSEVILLE**

29784 GROESBECK HWY  
ROSEVILLE, MI 48066



- New Roof in 2017
- Fenced Yard w/ Ample Parking/Storage
- 12' Overhead Door
- Zoned L-1



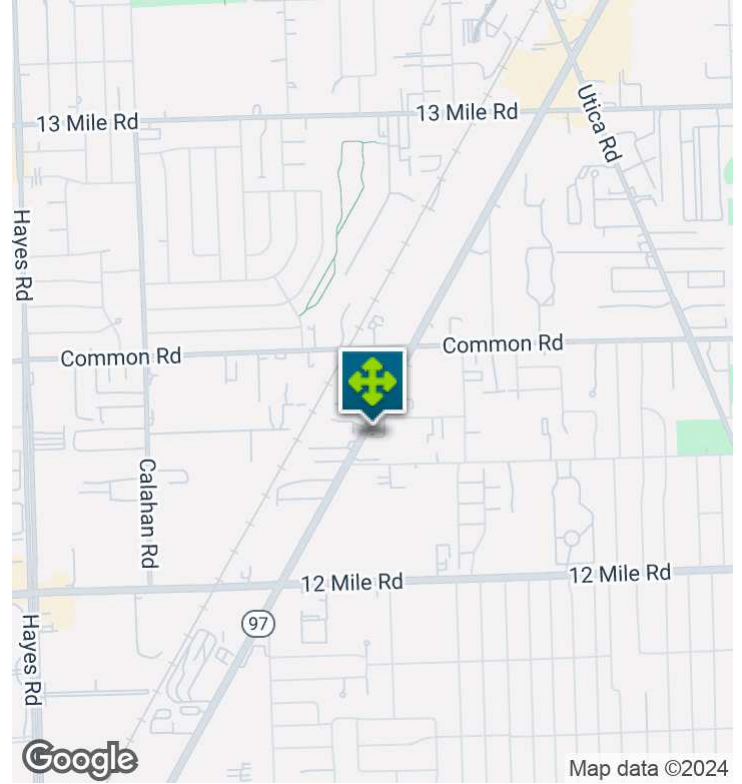
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# EXECUTIVE SUMMARY



<b>Sale Price</b>	<b>\$595,000</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	7,000 SF
<b>Available SF:</b>	7,000 SF
<b>Lot Size:</b>	0.55 Acres
<b>Number of Units:</b>	1
<b>Price / SF:</b>	\$85.00
<b>Year Built:</b>	1952
<b>Zoning:</b>	L-1
<b>Market:</b>	Detroit
<b>Submarket:</b>	Groesbeck Central

## PROPERTY OVERVIEW

This well-positioned property offers a fenced yard, flexible floor plans, and a location tailored to elevate your business. Boasting ample parking, high visibility, and excellent accessibility, it provides a prime location for an owner/user. The natural light-filled area ready to be built out to suit your company's requirements. With its strategic location and exceptional features, this property presents an extraordinary opportunity for businesses seeking great exposure with convenient expressway access.

## LOCATION OVERVIEW

Conveniently positioned in Roseville, MI, the property offers prime access to the thriving Detroit market. With major highways nearby, commuting is effortless for employees and customers. This is a well-located facility in a prime industrial corridor.

## PROPERTY HIGHLIGHTS

- New Roof in 2017
- Fenced Yard w/ Ample Parking/Storage
- 12' Overhead Door
- Zoned L-1



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## INDUSTRIAL DETAILS

<b>Property Type:</b>	Industrial
<b>Lot Size:</b>	0.55 Acres
<b>Lot Frontage:</b>	148.7'
<b>Lot Depth:</b>	150 & 228
<b>Building Size:</b>	7,000 SF
<b>Space Available:</b>	7,000 SF
<b>Occupancy:</b>	Immediate Occupancy
<b>Zoning:</b>	L-1
<b>Lot Size:</b>	0.55 Acres
<b>Parking Spaces:</b>	12
<b>Fenced Yard:</b>	Yes
<b>Trailer Parking:</b>	Yes
<b>Year Built / Renovated:</b>	1952
<b>Construction Type:</b>	Brick / Block
<b>Clear Height:</b>	16'
<b>Overhead Doors:</b>	(1) 12' x 14'
<b>Truckwells/Docks:</b>	No
<b>Cranes:</b>	No
<b>Central HVAC:</b>	No
<b>Power:</b>	360 AMPS   240 Volt
<b>Airlines:</b>	Yes
<b>Sprinklers:</b>	Yes
<b>Floor Drains:</b>	No
<b>Taxes:</b>	\$6,661.45

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# ADDITIONAL PHOTOS



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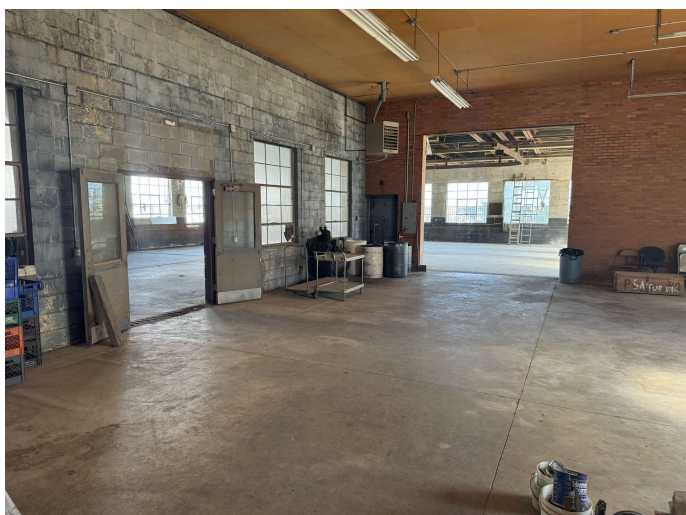
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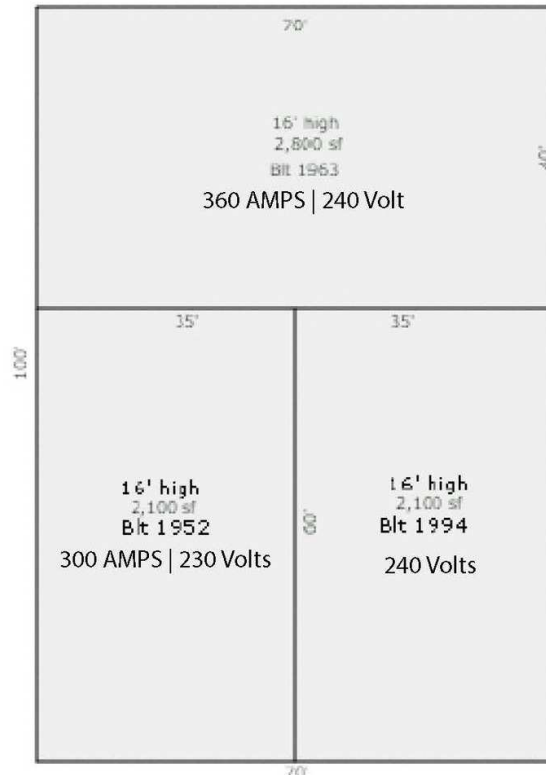
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# SITE PLANS



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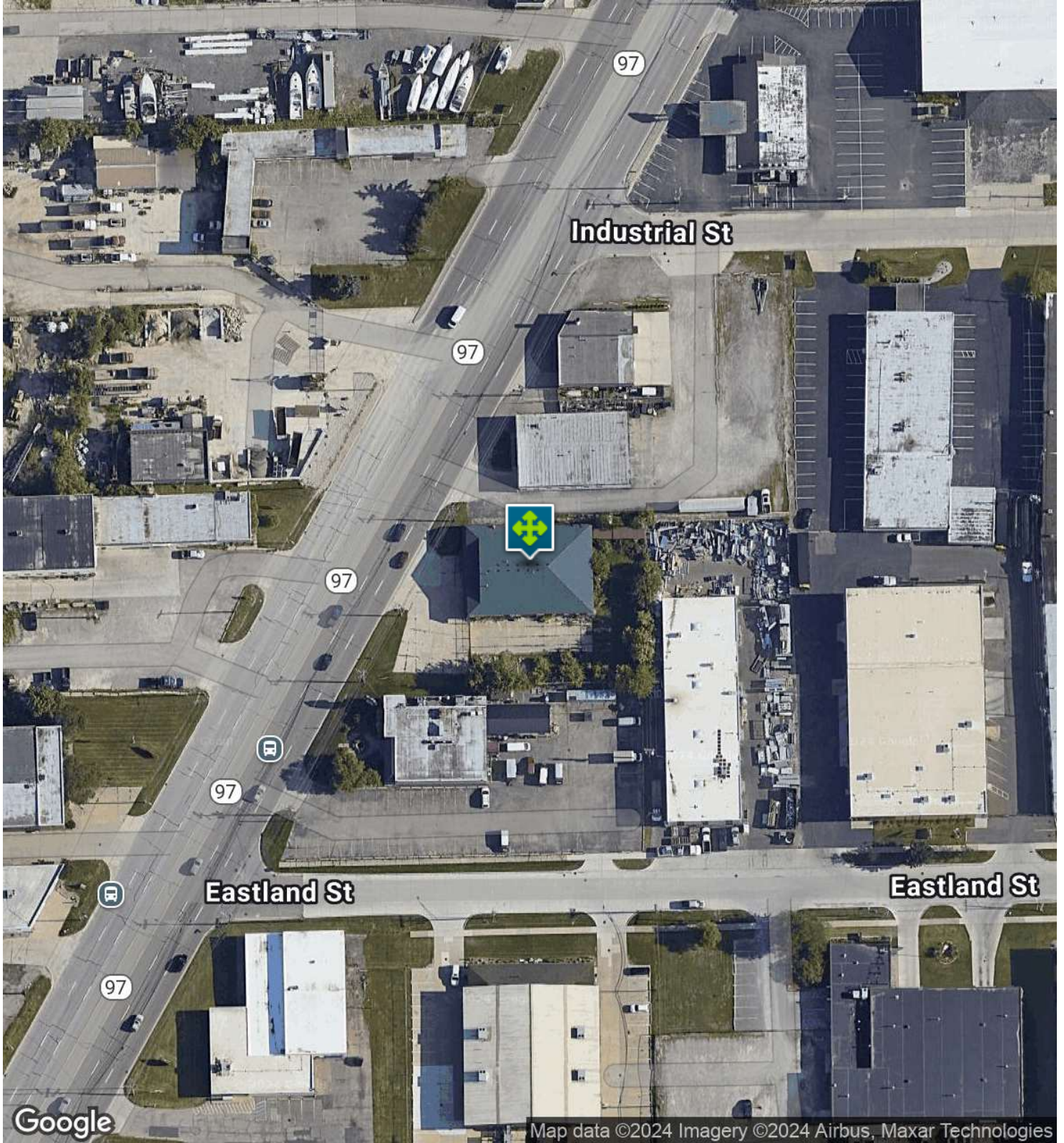
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# AERIAL MAP



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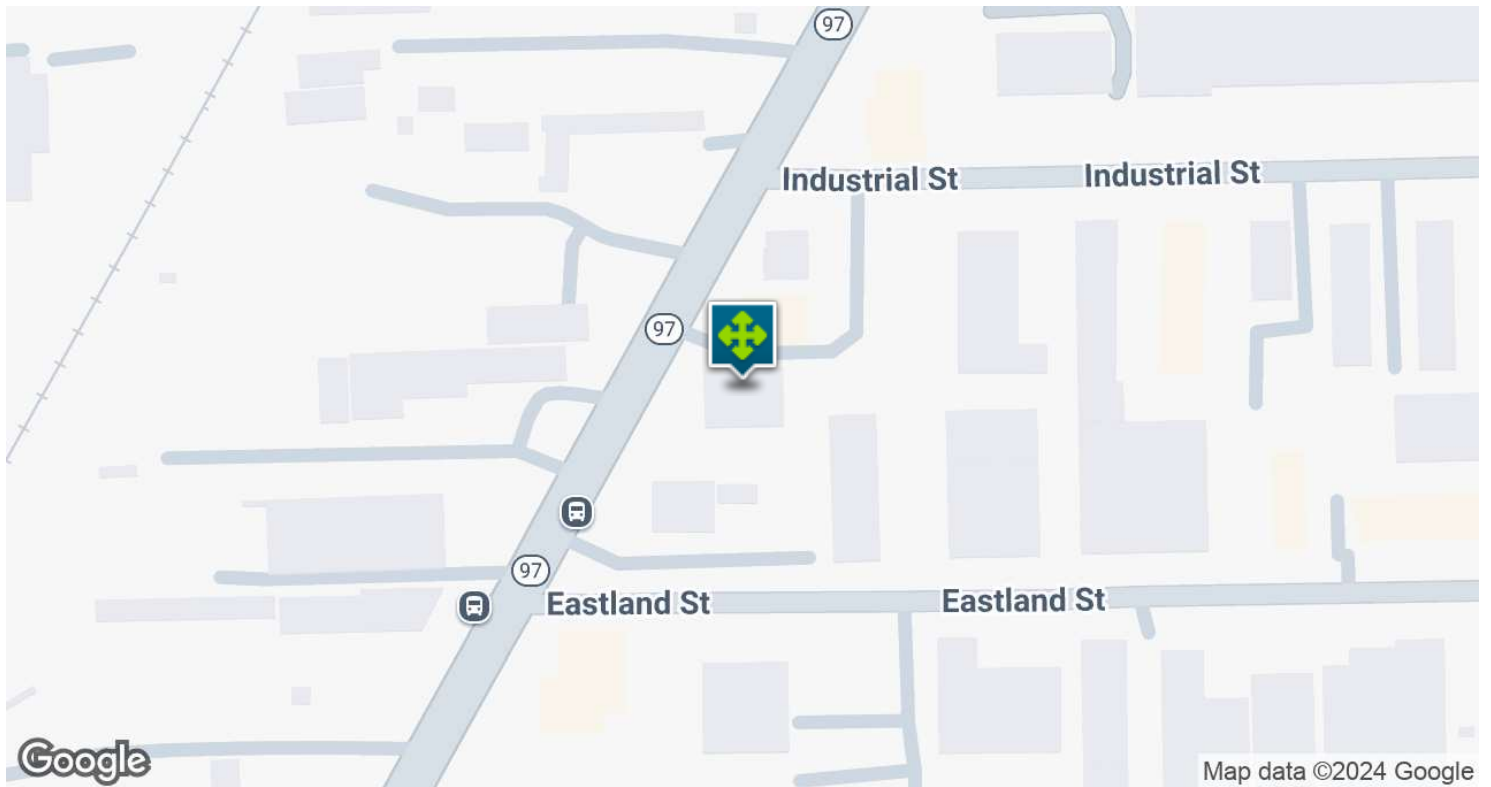
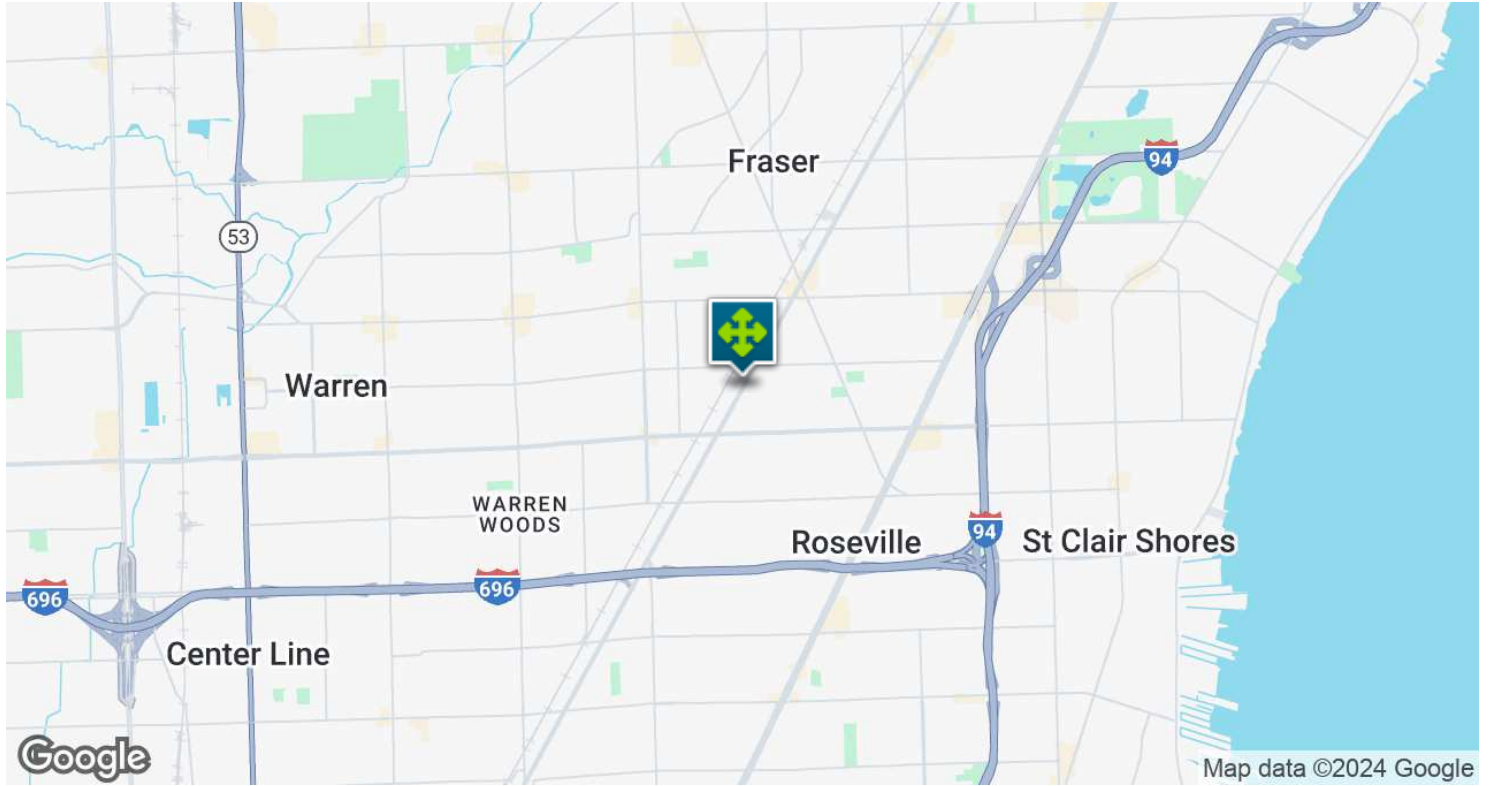
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# LOCATION MAP



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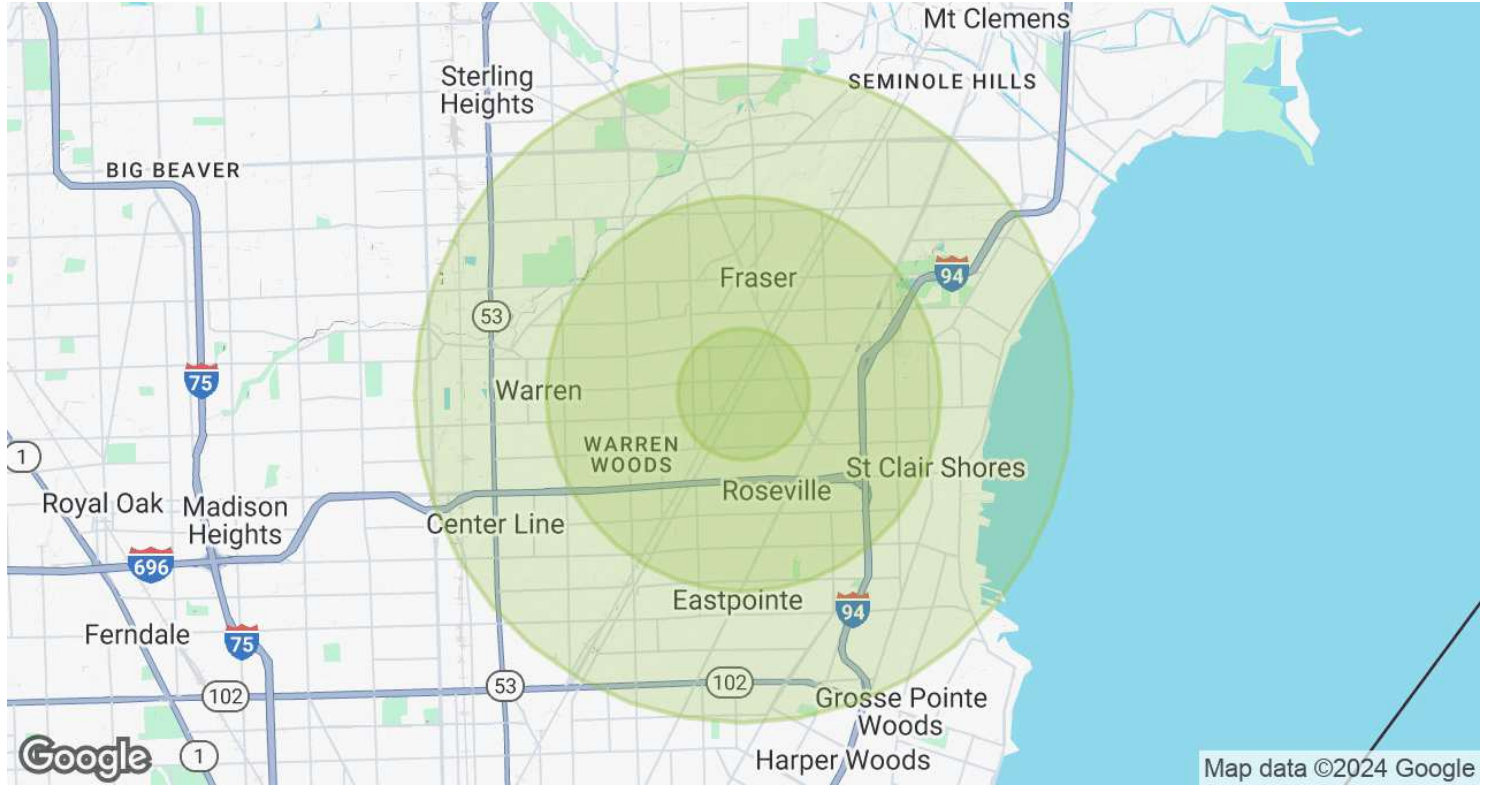
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,445	128,523	325,004
Average Age	42	42	42
Average Age (Male)	40	41	40
Average Age (Female)	43	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,843	53,759	134,442
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$68,739	\$81,663	\$80,292
Average House Value	\$153,657	\$179,999	\$184,426

Demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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