

INDUSTRIAL PROPERTY // FOR LEASE

1,958-2,651 SF FLEX UNITS W/ 100% AC, 12' CLEAR, & OVERHEAD DOORS AT GROESBECK & KELLY

33800-33812 GROESBECK HWY
CLINTON TOWNSHIP, MI 48035



- Multi-Tenant industrial, office, & retail property at Groesbeck & Kelly
- Ideal for light manufacturing, assembly, distribution, or warehouse users
- 1,958- 2,651 SF flex units available
- Professionally managed and maintained property
- 10' x 10' overhead doors, 12' clear height
- 220 volt / 3-phase power and 100% AC, LED lighting
- Gross lease rate: landlord pays for taxes, snow plowing, and grass cutting



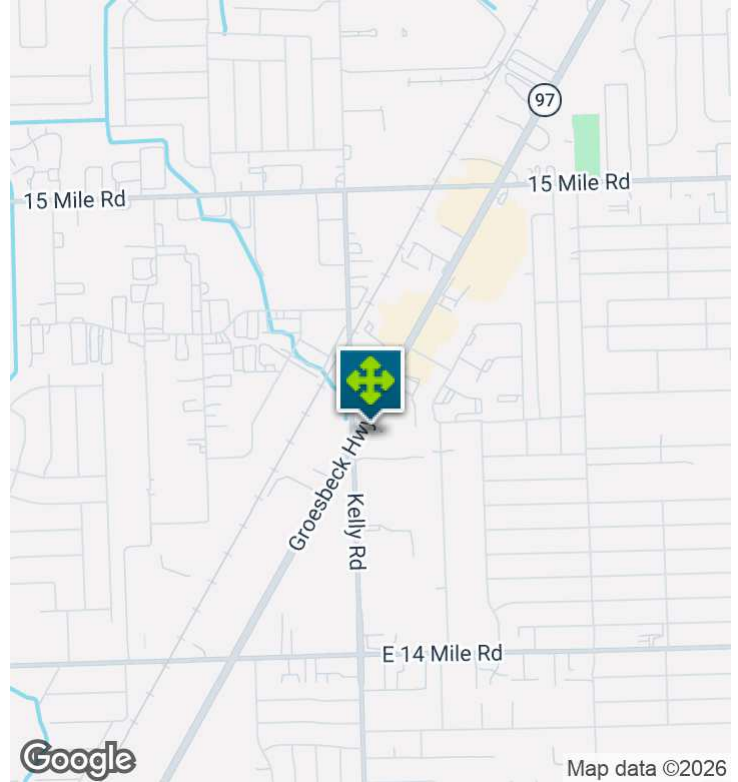
P.A. COMMERCIAL
Corporate & Investment Real Estate

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EXECUTIVE SUMMARY



Lease Rate

**\$12.50 SF/YR
(GROSS)**

OFFERING SUMMARY

Building Size:	12,000 SF
Available SF:	1,958 - 2,651 SF
Lot Size:	2.47 Acres
Year Built:	1981
Renovated:	2026
Zoning:	I-1
Market:	Detroit
Submarket:	Groesbeck Central
Traffic Count:	41,446

PROPERTY OVERVIEW

Carini Plaza offers a rare opportunity to lease flexible industrial space within a professionally managed and well-maintained multi-tenant business park. Ideally suited for light manufacturing, assembly, distribution, service operations, or warehouse users, the property provides functional layouts, overhead door access, and excellent utility infrastructure in a highly accessible location. There are currently two industrial suites available:

33800 Groesbeck Hwy: 2,651 SF unit with 100% AC that was renovated in 2026. It features a 1,885 SF shop with a 10' x 10' overhead door, 12' clear, 220-volt / 3-phase power, LED lighting, and a 665 SF office.

33802 Groesbeck Hwy: 1,958 SF unit with 100% AC that was renovated in 2026. It features a 1,515 SF shop with a 10' x 10' overhead door, 12' clear, 220-volt / 3-phase power, LED lighting, and a 443 SF office.

With a gross lease structure that simplifies occupancy costs, Carini Plaza provides an efficient and cost-effective solution for businesses seeking quality industrial space in a professionally managed environment.

LOCATION OVERVIEW

Located on the east side of Groesbeck Hwy, just north of Kelly Rd. Minutes to I-696 and I-94.



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LEASE SPACES



LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,958 - 2,651 SF	Lease Rate:	\$12.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
33800 Groesbeck Hwy	Available	2,651 SF	Gross	\$12.50 SF/yr	2,651 SF unit with 100% AC that was renovated in 2026. It features a 1,885 SF shop with a 10' x 10' overhead door, 12' clear, 220-volt / 3-phase power, LED lighting, and a 665 SF office
33802 Groesbeck Hwy	Available	1,958 SF	Gross	\$12.50 SF/yr	1,958 SF unit with 100% AC that was renovated in 2026. It features a 1,515 SF shop with a 10' x 10' overhead door, 12' clear, 220-volt / 3-phase power, LED lighting, and a 443 SF office.

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INDUSTRIAL DETAILS | SUITE 33800 GROESBECK HWY

Property Type:	Industrial
Building Size:	12,000 SF
Space Available:	1,958 - 2,651 SF
Shop SF:	1,885
Office SF:	665
Mezzanine SF:	0
Occupancy:	Multi Tenant
Zoning:	I-1 (Light Industrial)
Lot Size:	2.47 Acres
Fenced Yard:	Yes
Trailer Parking:	No
Year Built / Renovated:	1981/2026
Construction Type:	Brick & Block
Clear Height:	12'
Grade Level Doors:	10'x10'
Air Conditioned:	100%
Power:	200 Amp / 220 Volt / 3-Phase
Fenced Yard:	Yes
Air Conditioning:	No
Heat Type:	HVAC
Lighting:	LED
Sprinklers:	Yes
Floor Drains:	No
Taxes:	Landlord Pays

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INDUSTRIAL DETAILS | 33802 GROESBECK HWY

Property Type:	Industrial
Building Size:	12,000 SF
Space Available:	1,958 - 2,651 SF
Shop SF:	1,515
Office SF:	443
Mezzanine SF:	0
Occupancy:	Multi Tenant
Zoning:	I-1 (Light Industrial)
Lot Size:	2.47 Acres
Parking Spaces:	4
Fenced Yard:	Yes
Trailer Parking:	No
Year Built / Renovated:	1981/2026
Construction Type:	Brick & Block
Clear Height:	12'
Grade Level Doors:	10'x10'
Power:	200 Amp / 220 Volt / 3-Phase
Air Conditioning:	No
Heat Type:	HVAC
Lighting:	LED
Sprinklers:	Yes
Floor Drains:	No
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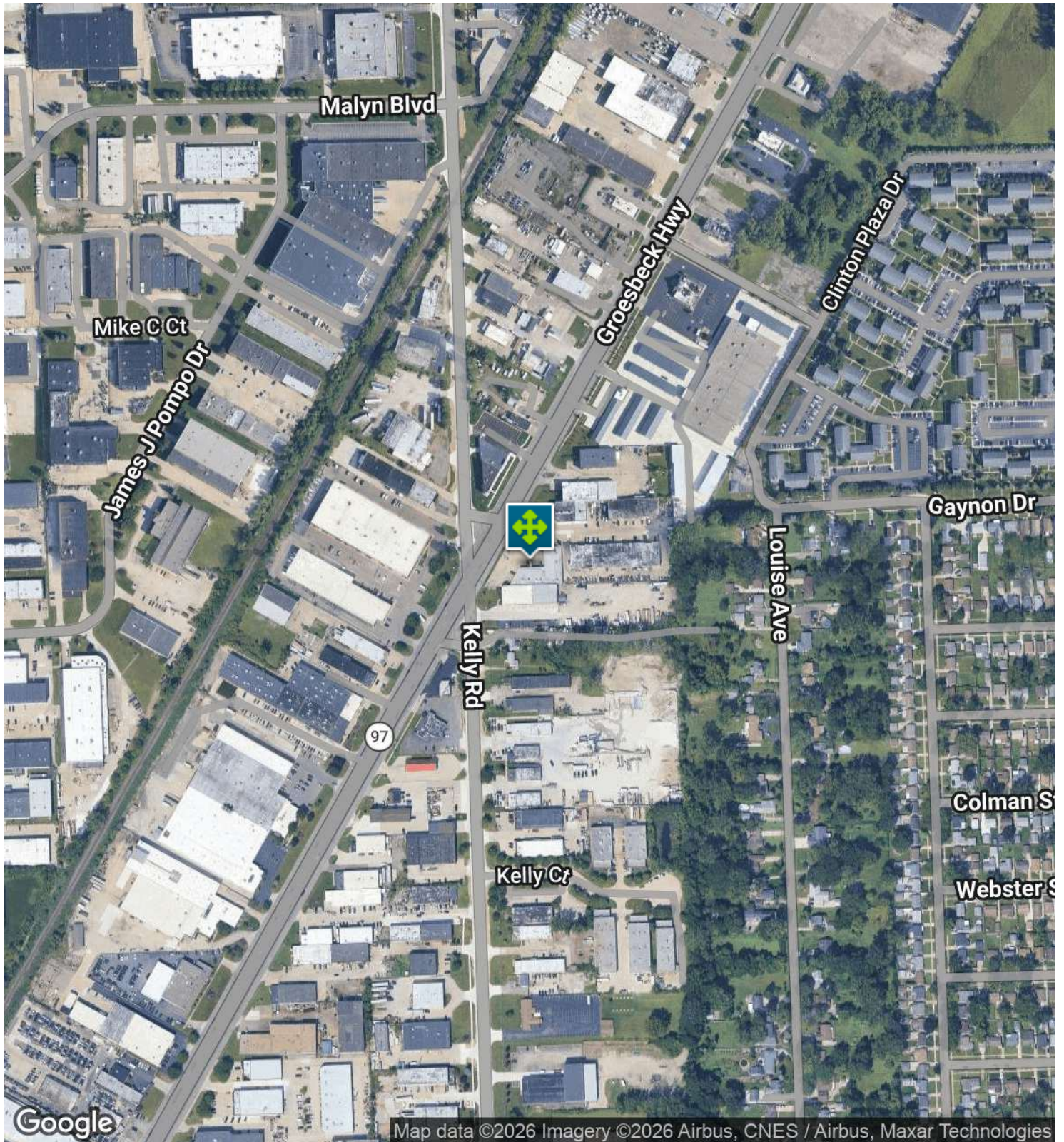
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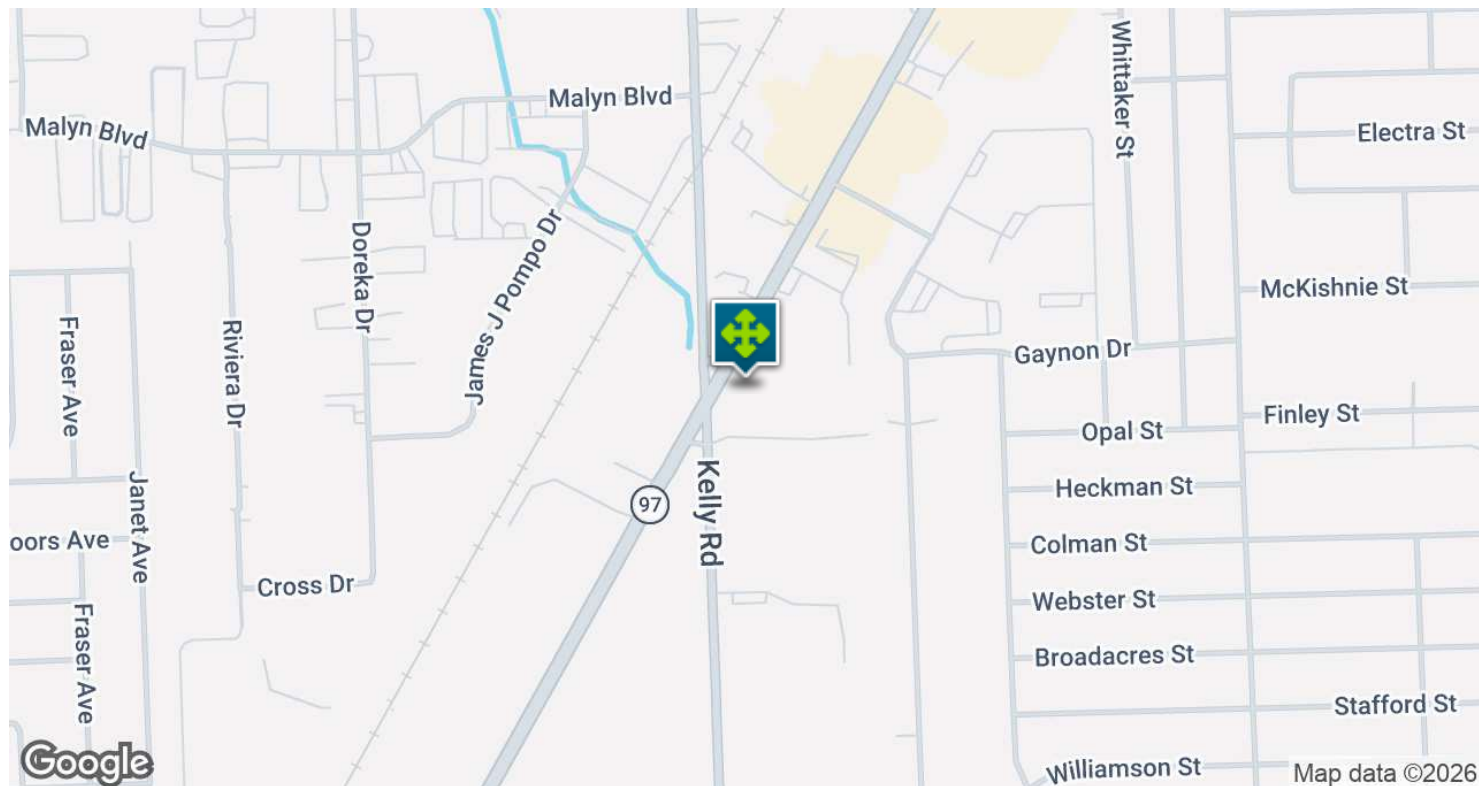
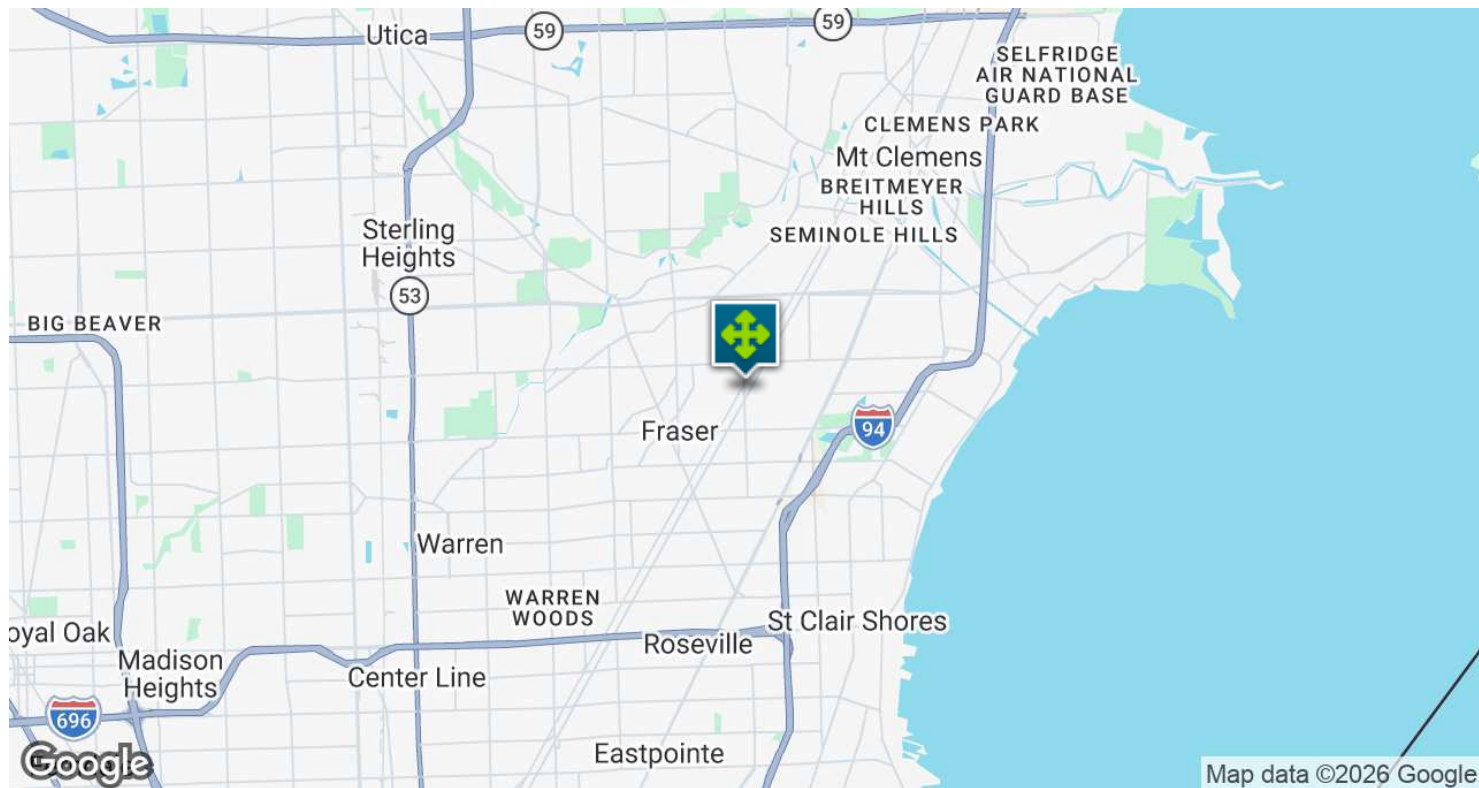
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AERIAL MAP



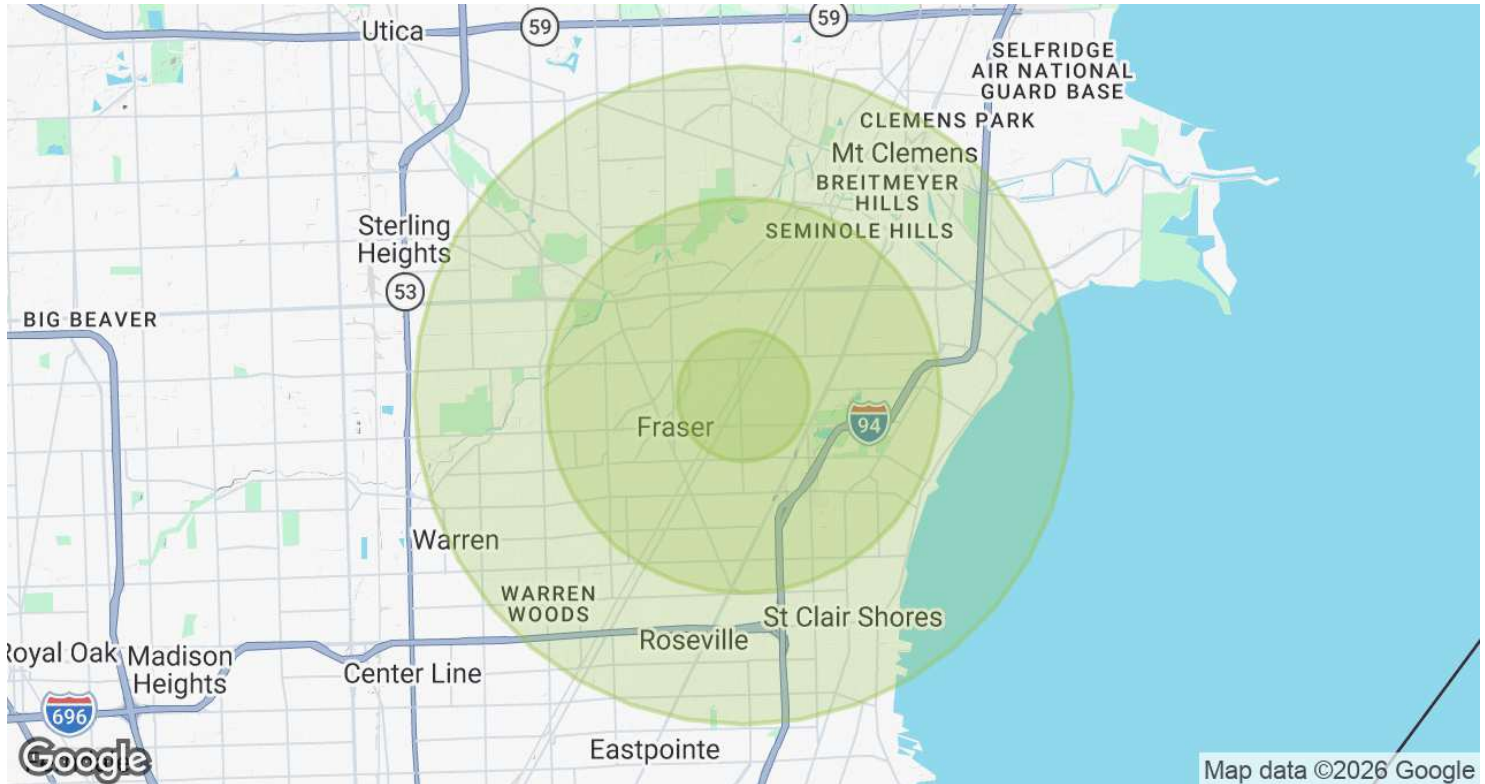
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,332	107,528	308,113
Average Age	37.7	40.4	40.9
Average Age (Male)	36.7	38.1	39.1
Average Age (Female)	38.8	42.3	42.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,555	45,445	129,430
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$53,924	\$58,516	\$60,368
Average House Value	\$130,942	\$145,163	\$150,258

2020 American Community Survey (ACS)

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CONTACT US



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