

24595 Groesbeck Hwy Ste 200

Warren, MI

- Move-In Ready Office Space For Lease
- Full Service Gross Rates
- 10,200 SF Available
- High-End Finishes Throughout with Furniture Included
- Prominent Signage & Visibility on Groesbeck Hwy
- In Close Proximity to I-696 & I-94 Freeways
- Outdoor Storage Available

OFFICE BUILDING FOR LEASE

FOR MORE INFORMATION:

Joe DePonio III, SIOR
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Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subjects to prior sales, changes of price or withdrawal.



Outdoor Storage
Suite 400 - 3.1 Acres

24595 Groesbeck
Suite 200 - 10,200 SF

24595 Groesbeck
Suite 500 - 11,161 SF



Groesbeck Highway



L. MASON CAPITANI
CORFAC INTERNATIONAL

24595 Groesbeck Highway - Ste 200

Warren, MI



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Office Property Details:

Details:

Location Description: 10 Mile & Groesbeck

Building Type: Office

Floors: 2

Year Built: 2004

Gross SF: 20,400 SF

Total Rentable SF: 20,400 SF

Available SF: 10,200 SF

Multitenant: Yes

Parcel ID: 12-13-25-102-013

Property Description: First-class office building that can be combined with 3 acres of outdoor storage.

Economic:

Min/Max Rental Rate: \$14.00/SF

Rental Terms: Full Service Gross

Annual Escalations: \$0.50/SF

Occupancy: Immediate

Parking: Surface - 25 Spaces

Partition Allowance: Negotiable

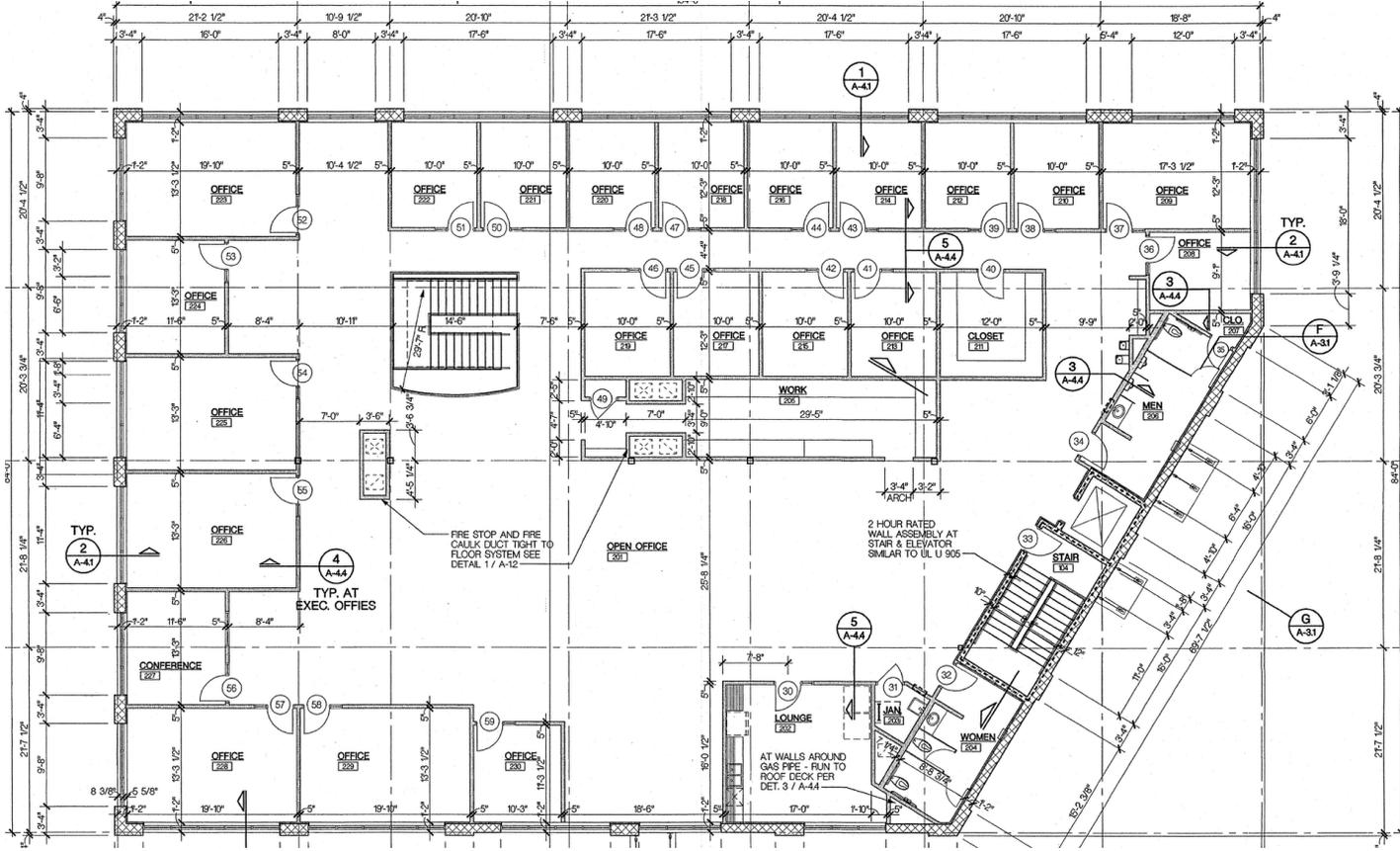
Signage: Yes

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Second Floor Plan



Suite Number	Square Footage	Video Tour
Second Floor	10,200	View Here

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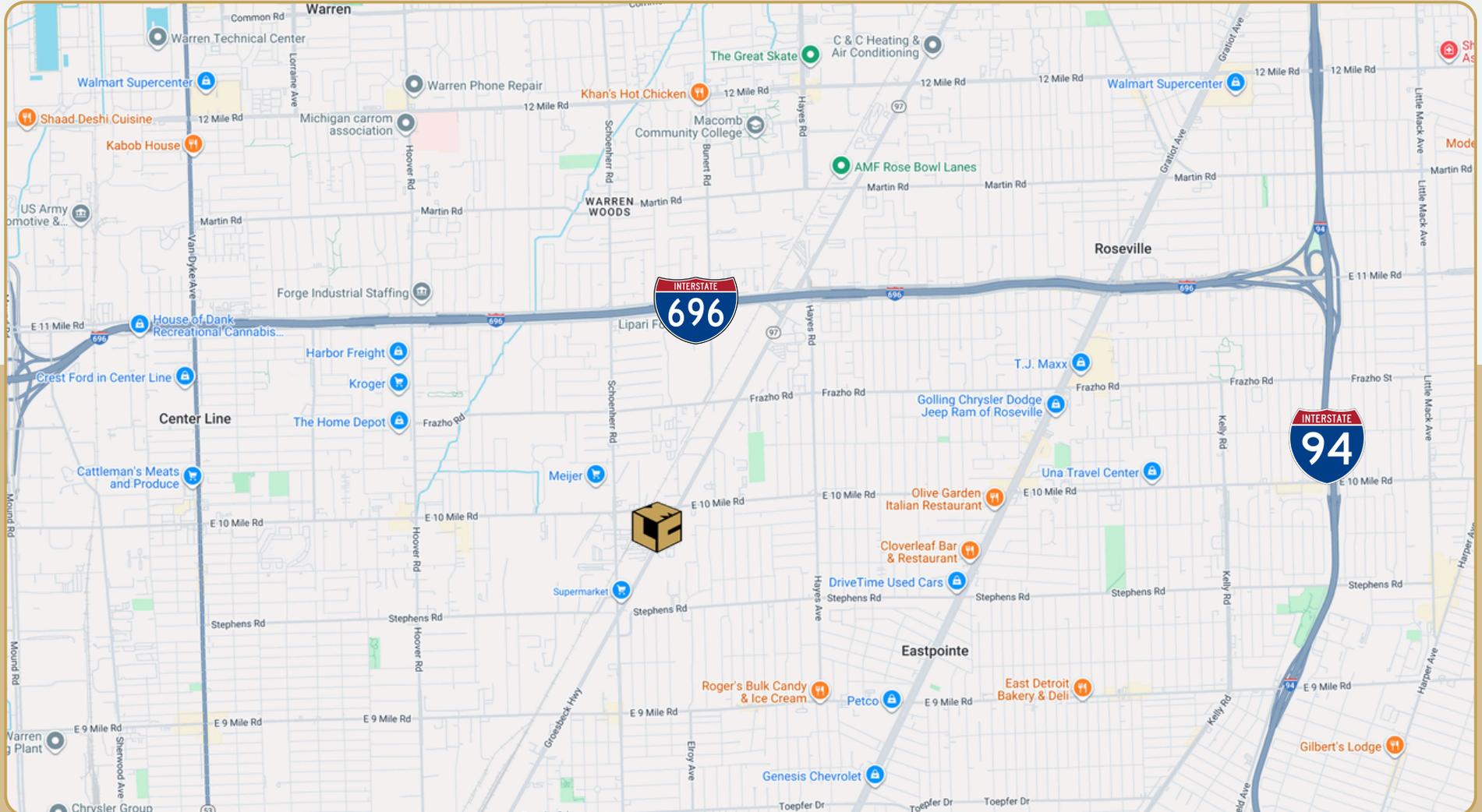
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24595 Groesbeck Hwy Ste 400

Warren, MI

- Over 3 Acres of Paved and Gated Outdoor Storage
- Includes 20,000 SF 3 Sided Outdoor Storage Building with Multiple Electrical Outlets
- Close to I-696

3.1 ACRES OF OUTSIDE STORAGE FOR SALE

3.1 acres of paved outside storage that can be combined with premier office space.

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Land Property Details:

Details:

Intersection: 10 Mile & Groesbeck Hwy
Parcel ID: 12-13-25-102-013
Zoning: M-2
Water: No
Utilities: Electric
Sanitary: No
Storm: Yes
Acres: 3.1
Total SF: 135,036 SF
Available SF: 135,036 SF

Economic:

Lease Rate: \$9,000/month
Taxes: Included in Lease Rate
Additional Information: 3.1 acres of paved outside storage that can be combined with premier office space.

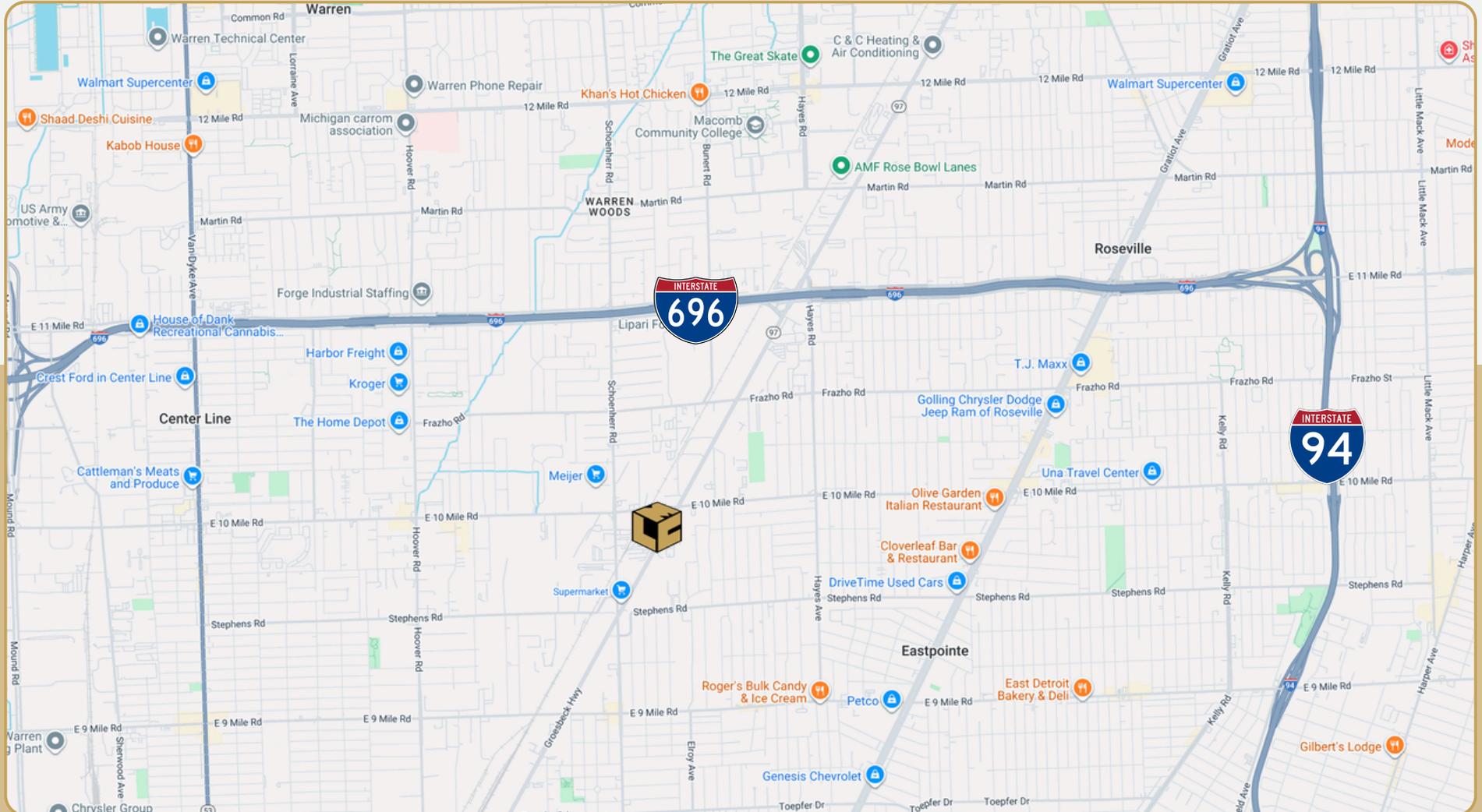
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24595 Groesbeck Hwy Ste 500

Warren, MI

- 11,161 Sq. Ft. For Lease
- Zoned for Cannabis Users
- Clear Span Warehouse
- Main Road Frontage
- Close Proximity to I-696 & I-94
- Rate Includes Property Taxes & Insurance

INDUSTRIAL BUILDING FOR LEASE



10,069 SF of Factory



1,092 SF of Office



(2) 12'x14' Grade Level Doors

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Industrial Property Details:

Details:

Total SF:	11,161 SF
Available SF:	11,161 SF
Office SF:	1,092 SF
Factory SF:	10,069 SF
Zoning:	M-2
Intersection:	10 Mile & Groesbeck
X-Way Distance:	1 Mile to I-696
Parking:	15
Year Built:	1997
Year Renovated:	2018
Outside Storage:	Possible
Occupancy:	Immediate

Interior:

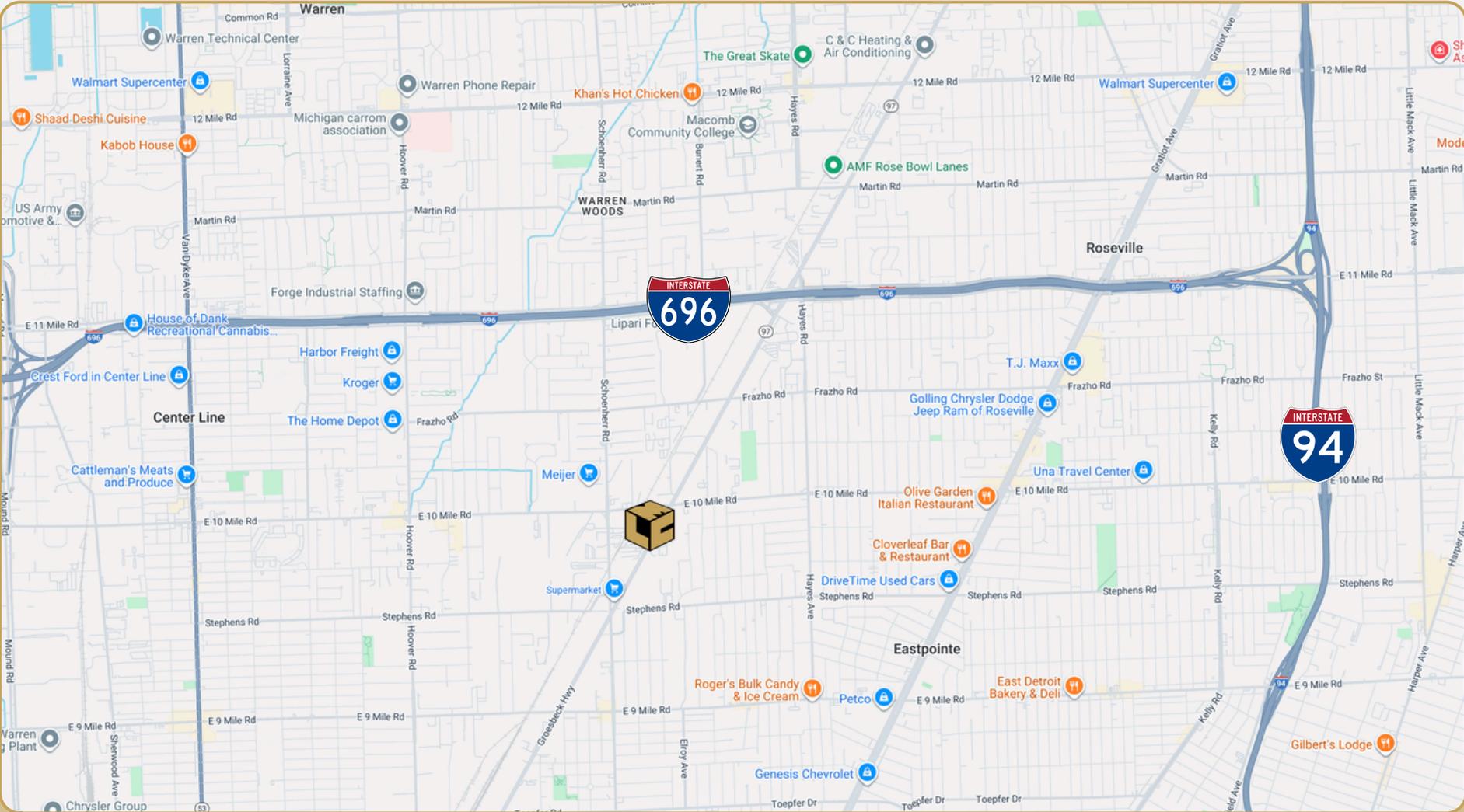
Ceiling Height:	17'
Bay Size:	40'
Restrooms:	1
Power Details:	220V 200 Amps
Lighting:	LED
Grade Door:	(2) 12'x14'
Heating:	Radiant
A/C:	Office Only
Floor Drains:	Yes
Notes:	Cannabis use allowed. Clear span warehouse that can be combined with 3 acres of outside storage and premier office space.

Economic

Lease/SF:	\$8.95
Lease/Month:	\$8,350
Lease Terms:	Gross

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