INDUSTRIAL PROPERTY // FOR SALE / LEASE

14,400 SF INDUSTRIAL BUILDING WITH 100% A/C - IMMEDIATE OCCUPANCY!

33891 DOREKA DR
FRASER, MI 48026

- 14,400 SF
- 18' Clear
- 140' of buss duct, 220 volt/400 amp
- 1.12 acre site can accommodate expansion

P.A. COMMERCIAL
Corporate & Investment Real Estate

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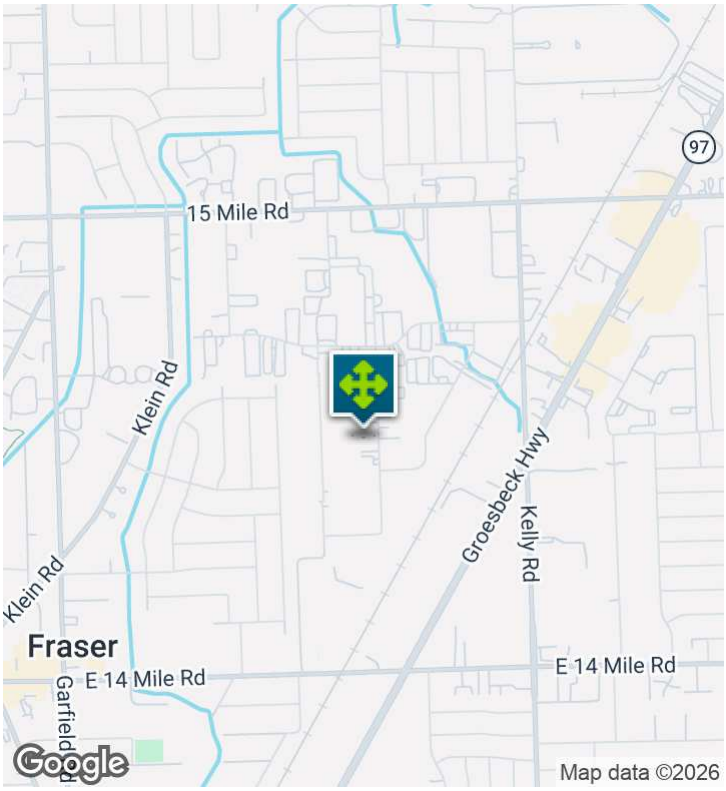
EXECUTIVE SUMMARY



Sale Price	**$1,500,000**
Lease Rate	**$7.50 SF/YR (NNN)**

OFFERING SUMMARY

Building Size:	14,400 SF
Available SF:	14,400 SF
Lot Size:	1.12 Acres
Price / SF:	$104.17
Year Built:	1985
Renovated:	2021
Zoning:	M-2
Market:	Detroit
Submarket:	Groesbeck Central
Traffic Count:	31,100

PROPERTY OVERVIEW

This 14,400 SF manufacturing building is a former machine shop and features one (1) 12 x 14' door, 100% A/C, 18' clear, 400 amp / 220-volt power with 140' of buss duct and airlines. There is a 2,925 SF office with three private offices, and three bathrooms. There is also a separate 2,400 SF interior shop room which is accessible with a 10 x 10' door with mezzanine space above. Great location on a 1.12-acre lot that can accommodate a building expansion or additional parking. NNN lease = landlord maintains the roof and outer walls. The tenant is responsible for paying the taxes, insurance, snow removal, landscaping, and grass cutting.

LOCATION OVERVIEW

Fantastic location in Fraser Industrial Park the heart of the Groesbeck Industrial Corridor, this industrial building is located off of the south side of 15 Mile Rd, just west of Kelly Road. Close proximity to GM Tech Center, Chrysler Assembly, Ford Transmission, and many well-known Auto Suppliers.

PROPERTY HIGHLIGHTS

- 14,400 SF
- 18' clear
- 140' of buss duct, 220 volt/400 amp

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INDUSTRIAL DETAILS

Available Space:	14,400 SF
Shop SF:	11,440 SF
Office SF:	2,925 SF
Occupancy:	Immediate Occupancy
Zoning:	M-2
Lot Size:	1.12 Acres
Parking Spaces:	30
Fenced Yard:	No
Trailer Parking:	No
Year Built / Renovated:	1985
Construction Type:	Brick/Block
Clear Height:	18'
Grade Level Doors:	One (1) 12' x 14'
Truckwells/Docks:	No
Column Spacing:	40'
Power:	400 amp / 220 volt
Buss Duct:	140' of 200 amp / 220 volt
Air Conditioning:	Yes; 100% A/C
Heat Type:	Tube Radiant
Airlines:	Yes
Taxes:	$29,326.33

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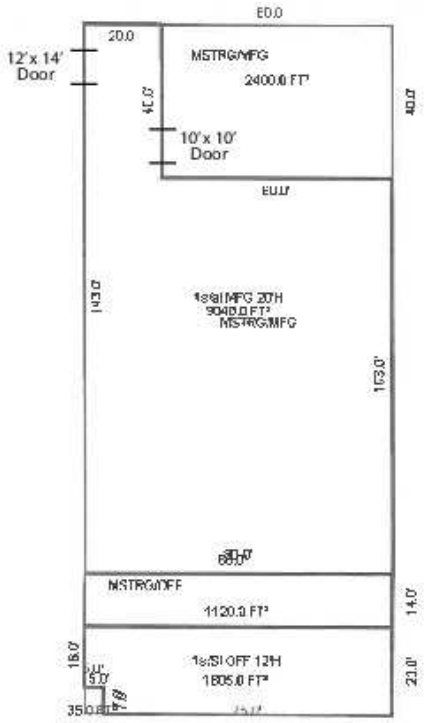
LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	**Lease Term:**	Negotiable
Total Space:	14,400 SF	**Lease Rate:**	$7.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
33891 Doreka Dr	Available	14,400 SF	NNN	$7.50 SF/yr	-

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ADDITIONAL PHOTOS

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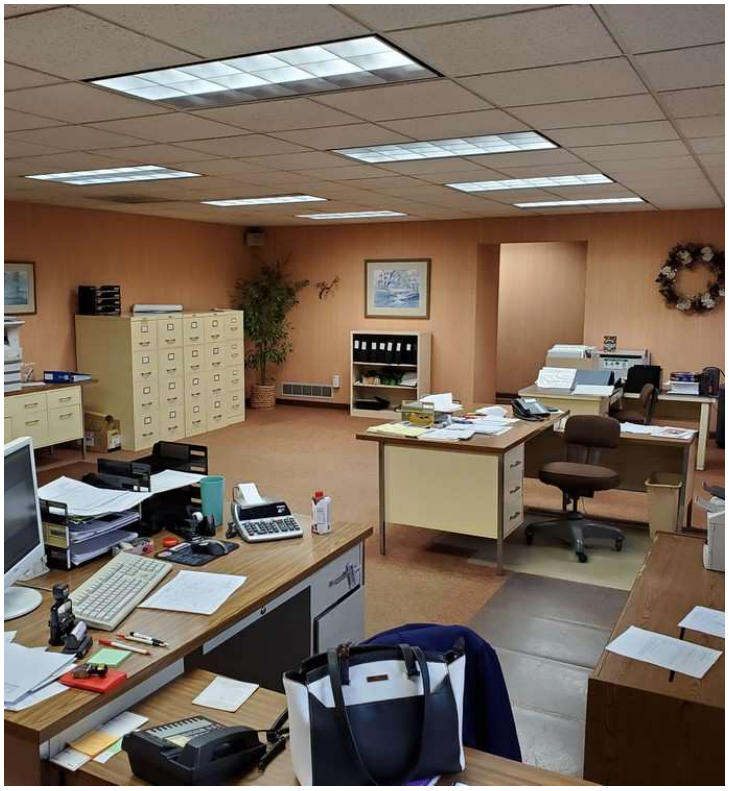

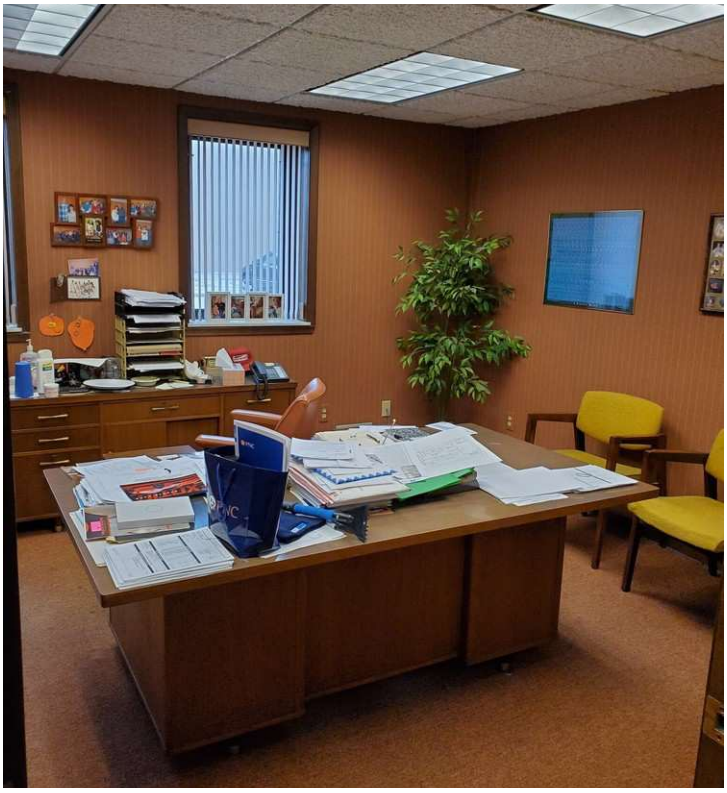

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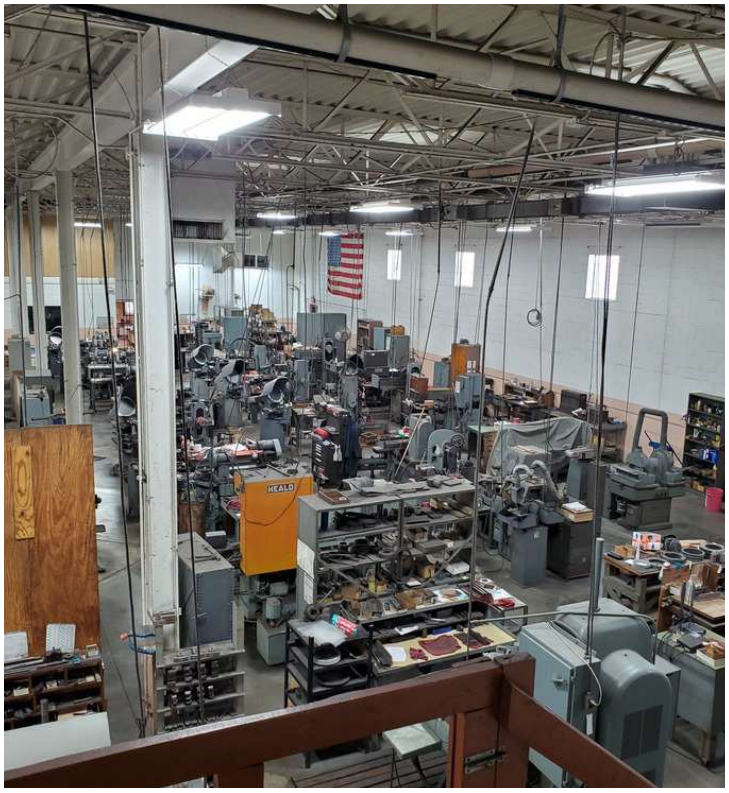

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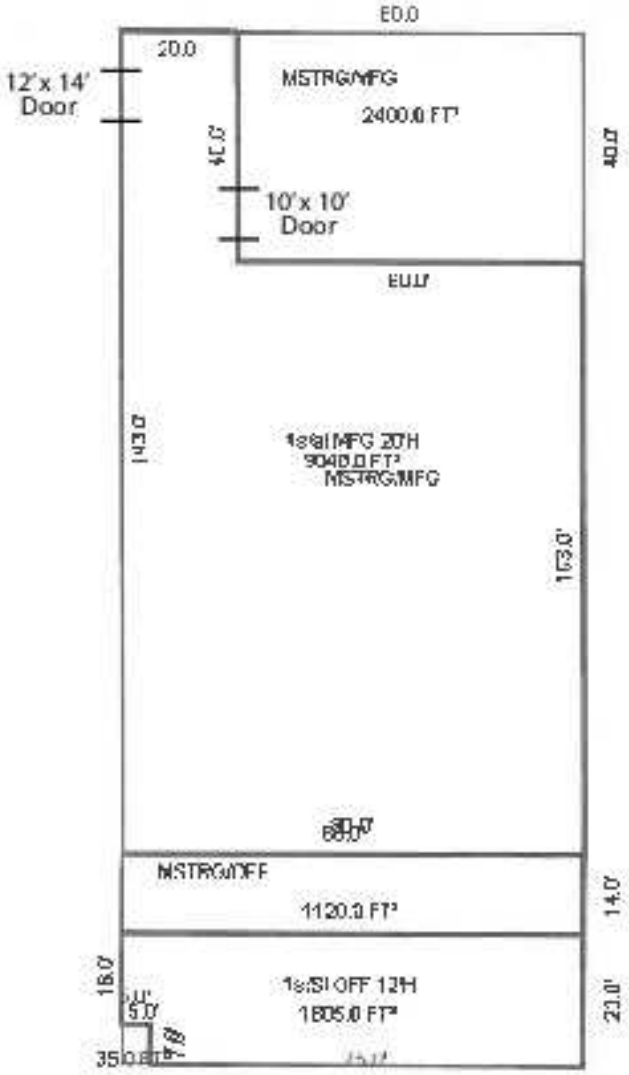
FLOOR PLANS



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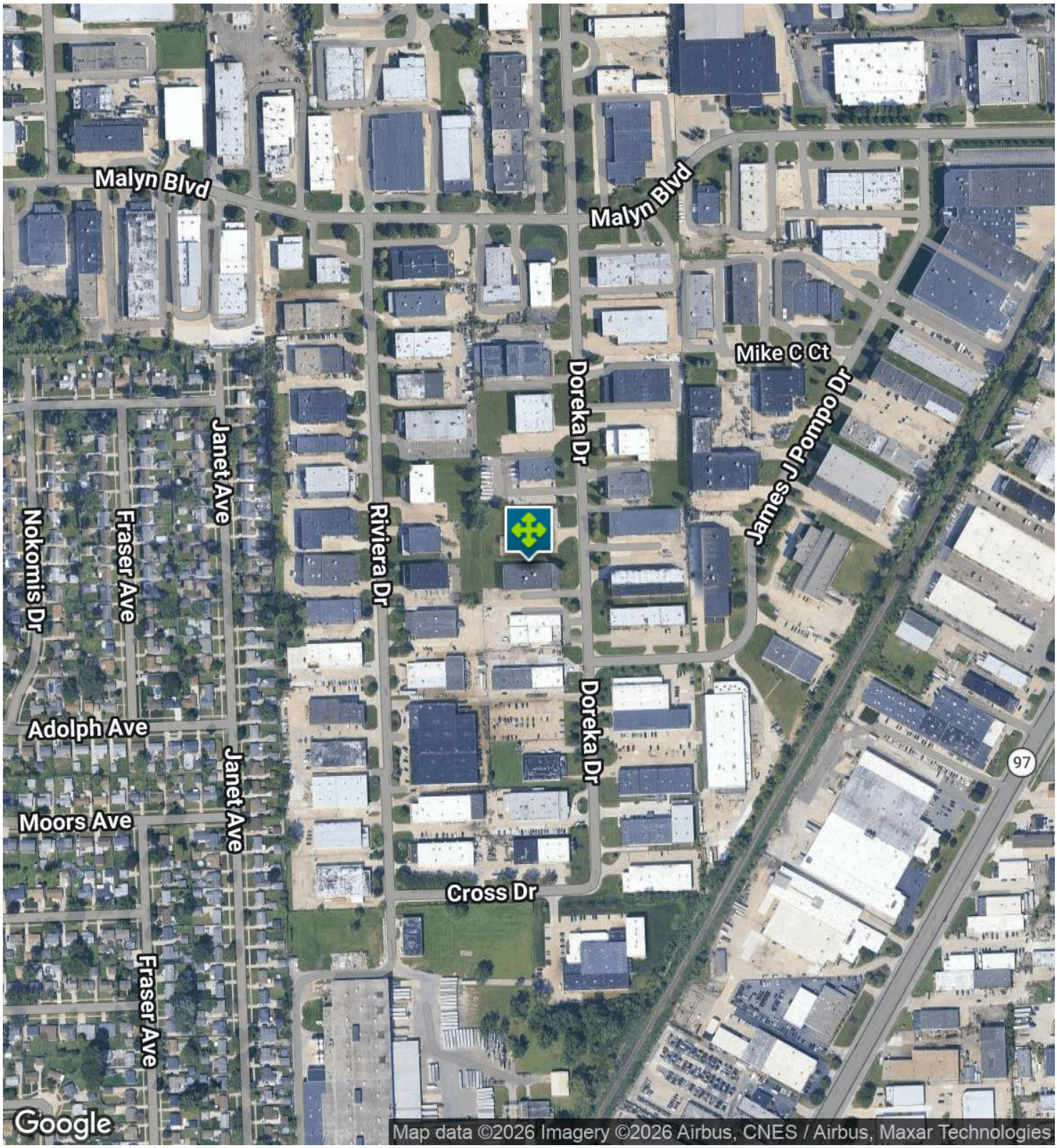
AERIAL MAP



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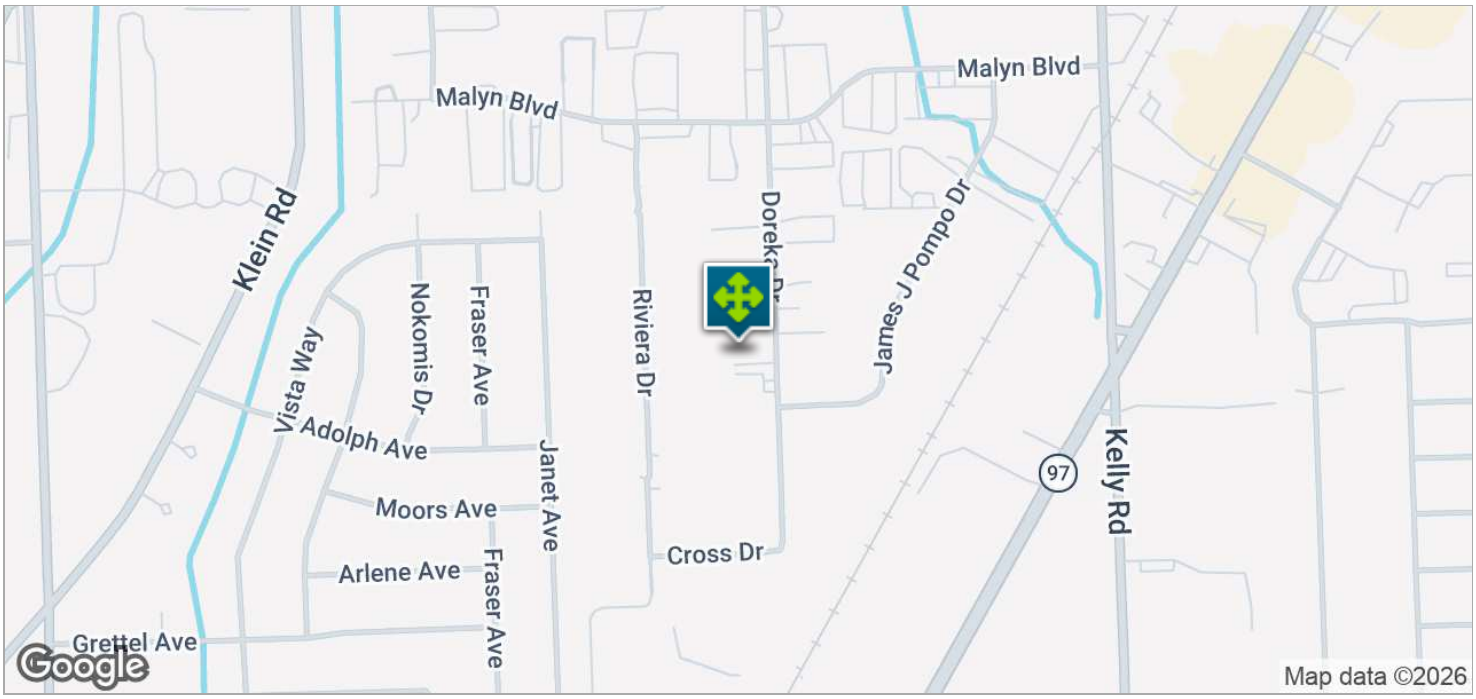
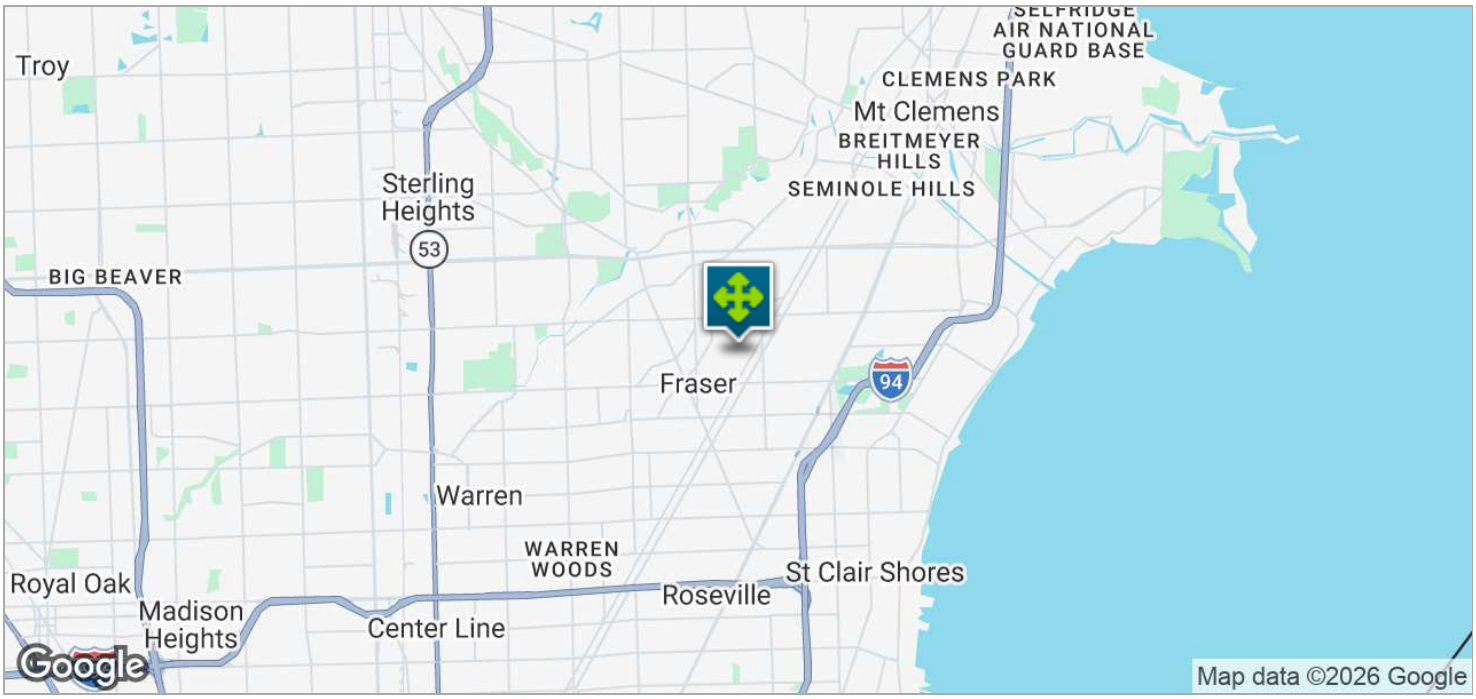
LOCATION MAPS





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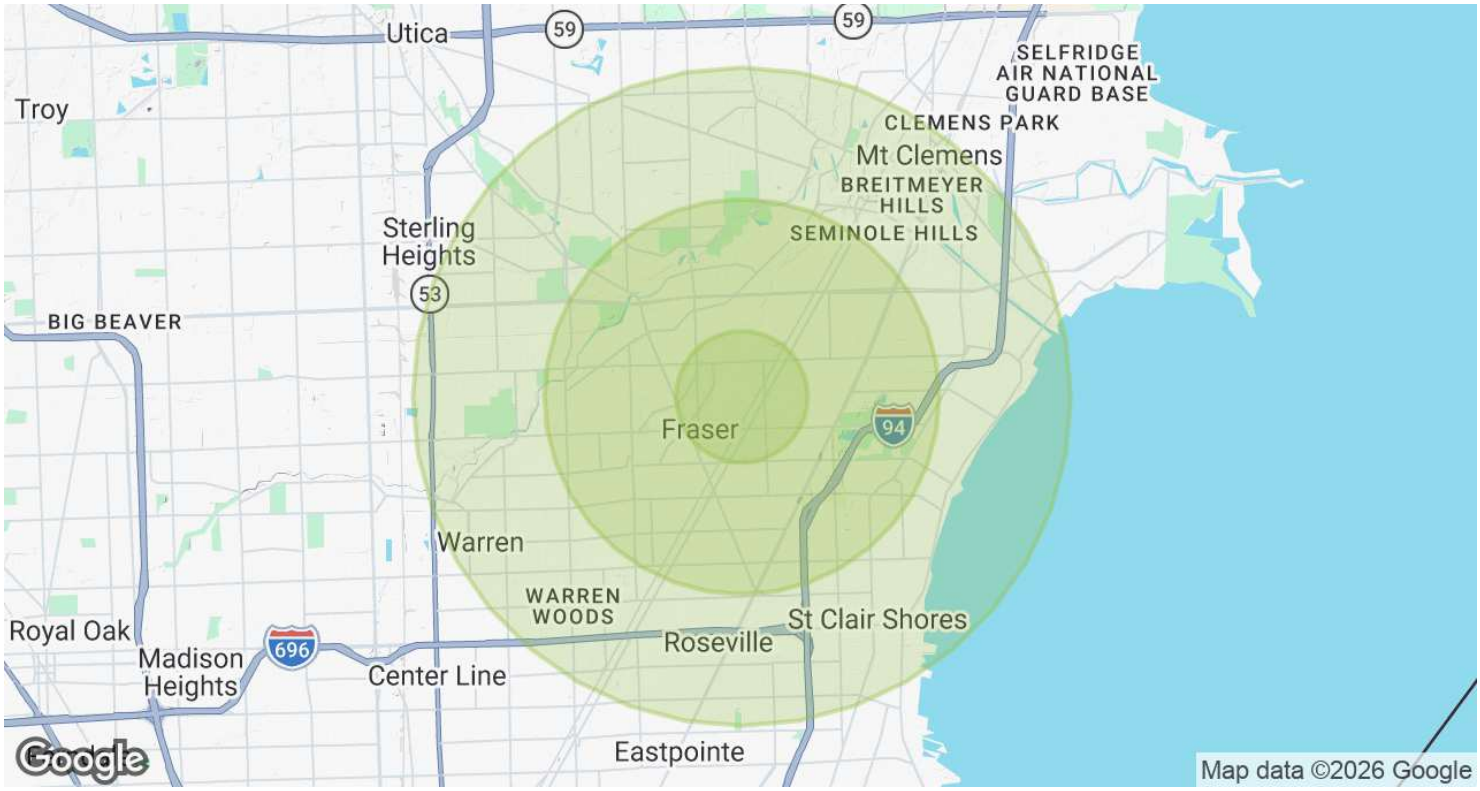
DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,461	107,550	317,372
Average Age	39.0	40.6	41.0
Average Age (Male)	38.1	38.2	39.2
Average Age (Female)	40.4	42.6	42.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,806	45,368	132,640
# of Persons per HH	2.5	2.4	2.4
Average HH Income	$59,031	$58,657	$61,069
Average House Value	$143,833	$148,142	$151,472

2020 American Community Survey (ACS)

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