

INDUSTRIAL PROPERTY // FOR LEASE

5,720 SF INDUSTRIAL SPACE | EXPLOSION-PROOF ROOM & TWO OVERHEAD DOORS

16470 E 13 MILE RD
ROSEVILLE, MI 48066



- 5,720 SF Industrial Space
- Explosion-Proof Room
- 220 Volt | 200 AMP | Buss Duct
- Two (2) Overhead Doors



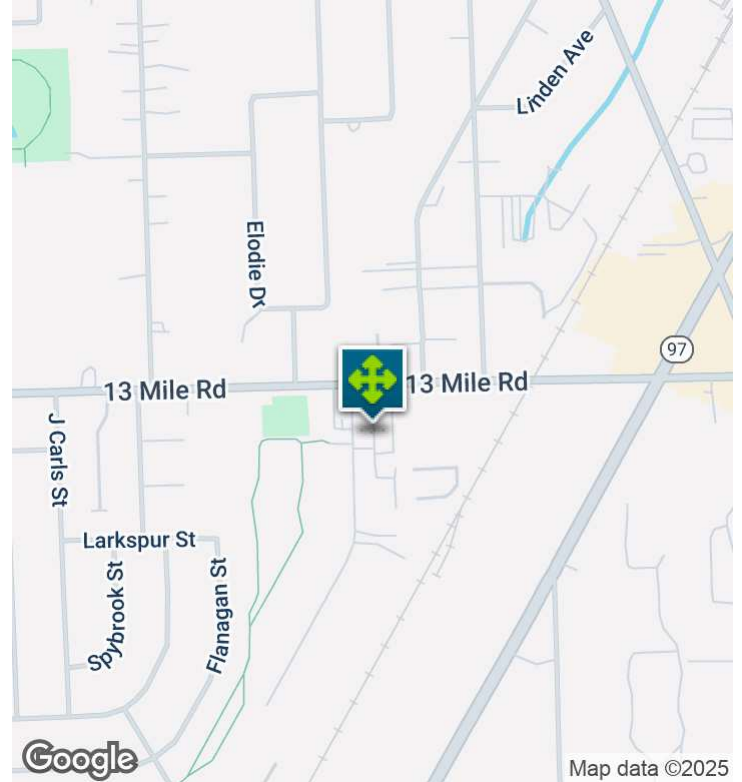
P.A. COMMERCIAL
Corporate & Investment Real Estate

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EXECUTIVE SUMMARY



Lease Rate

**\$9.50 SF/YR
(GROSS)**

OFFERING SUMMARY

Building Size:	16,680 SF
Available SF:	5,720 SF
Lot Size:	1.21 Acres
Year Built:	1970
Zoning:	Lt Industrial
Market:	Detroit
Submarket:	Groesbeck Central

PROPERTY OVERVIEW

5,720 SF industrial space available for immediate lease in a well-maintained multi-tenant complex. Features include 220 Volt / 200 AMP power with buss duct, one (1) 6' x 8' and one (1) 10' x 12' overhead door, 14' clear height, an explosion-proof room (15' x 15'), approximately 1,200 SF of office space, and two (2) bathrooms. Ideal for light manufacturing or specialized industrial use.

Low gross rent includes property taxes and insurance.

LOCATION OVERVIEW

Located on 13 Mile Road (a major east-west corridor), near Groesbeck Hwy, making it accessible and potentially visible to trafficking industrial users and service traffic.

PROPERTY HIGHLIGHTS

- 5,720 SF Industrial Space
- Explosion-Proof Room
- 220 Volt | 200 AMP | Buss Duct
- Two (2) Overhead Doors



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INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	16,680 SF
Space Available:	5,720 SF
Shop SF:	4,520 SF
Office SF:	1,200 SF
Mezzanine SF:	No
Occupancy:	Multi
Zoning:	Lt Industrial
Lot Size:	1.21 Acres
Parking Spaces:	7
Fenced Yard:	No
Trailer Parking:	No
Year Built / Renovated:	1970 / 2025
Construction Type:	Block
Clear Height:	14'
Overhead Doors:	One (1) 10' x 12' One (1) 6' x 8'
Truckwells/Docks:	N/A
Cranes:	No
Column Spacing:	44' Clear Span
Power:	220 Volt 200 AMP
Buss Duct:	Yes - 50'
Air Conditioning:	No
Heat Type:	Gas Unit
Lighting:	Fluorescent
Sprinklers:	No
Floor Drains:	N/A
Taxes:	Landlord Pays



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ADDITIONAL PHOTOS



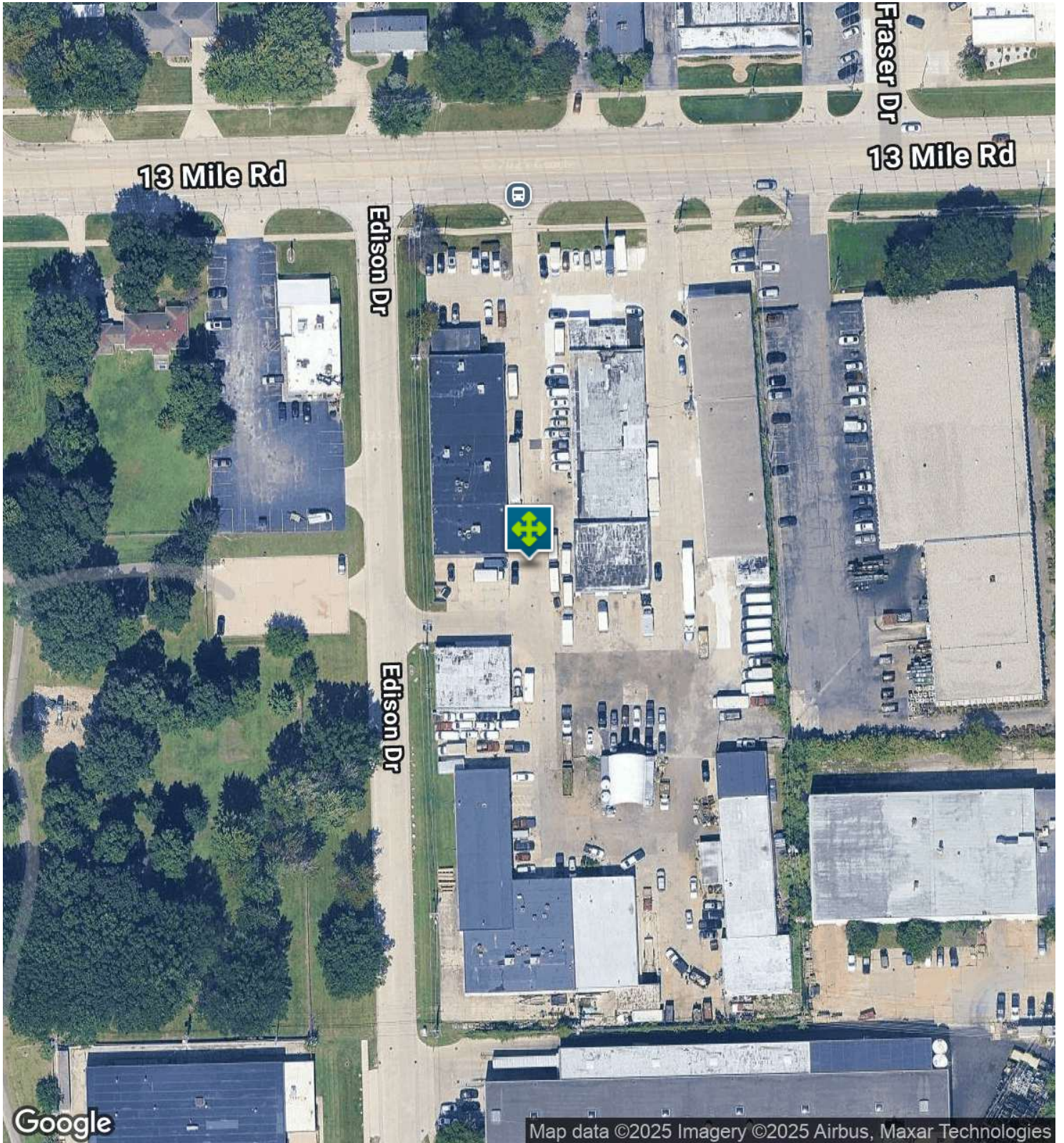
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AERIAL MAP



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies



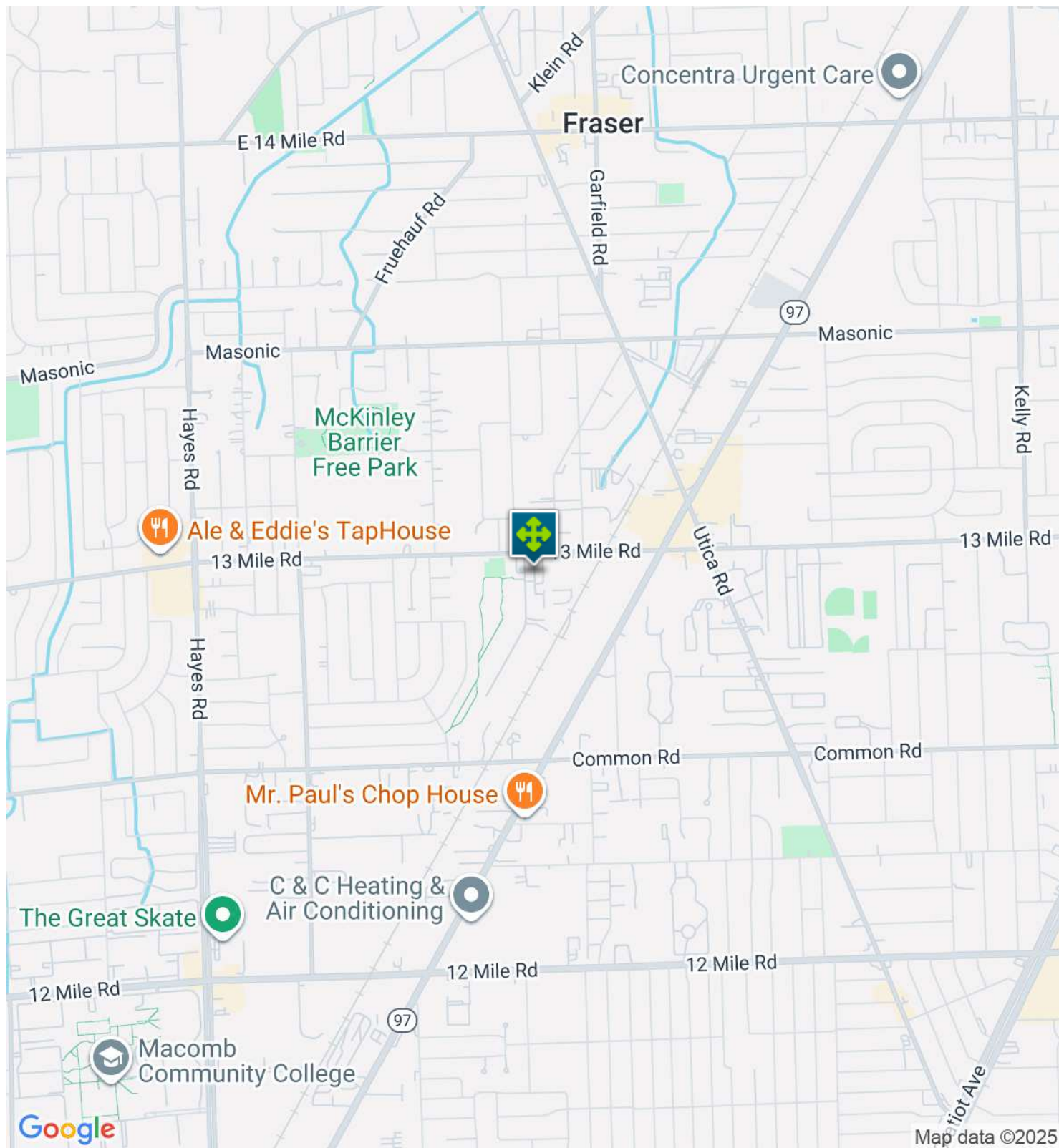
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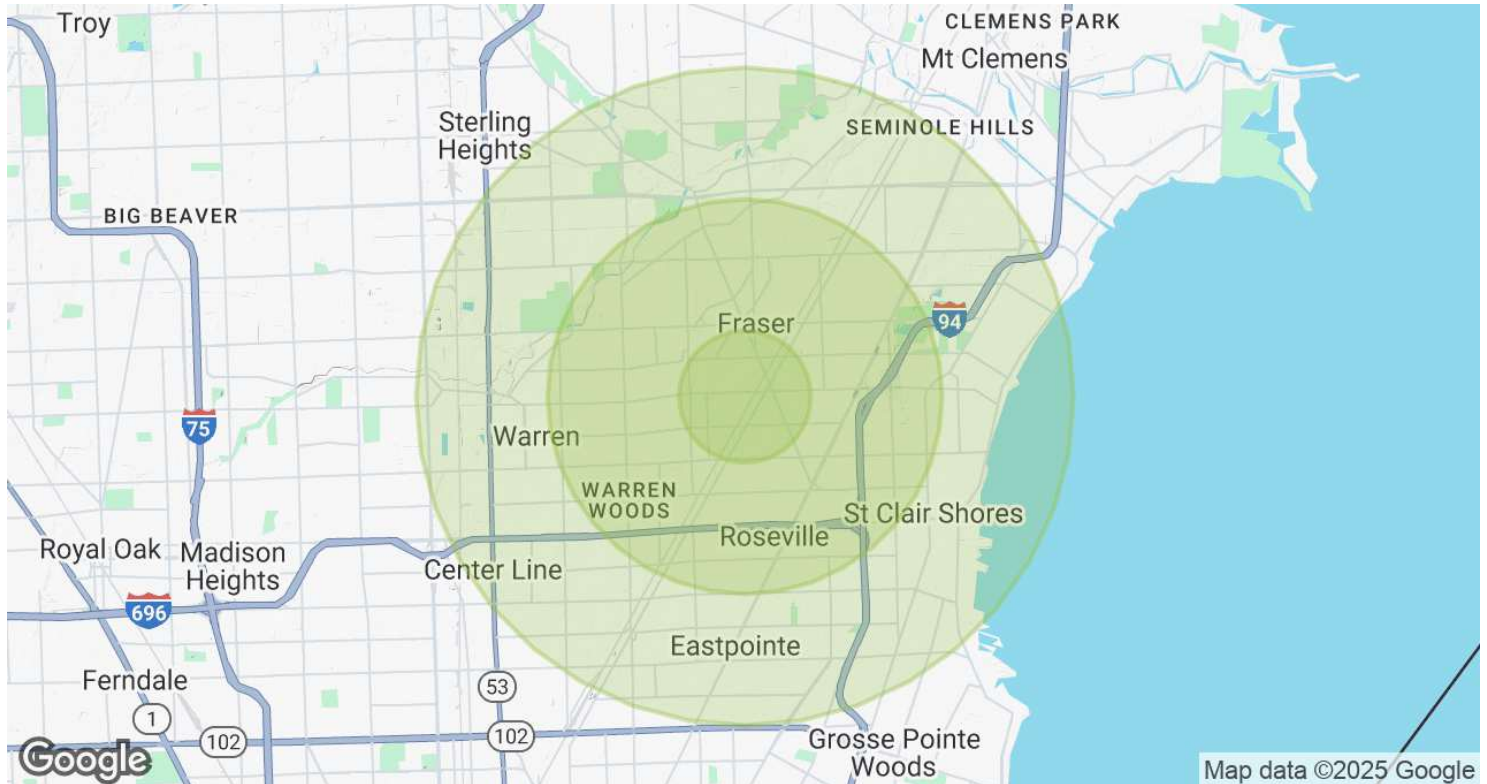
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,098	125,067	313,304
Average Age	42	43	42
Average Age (Male)	40	41	41
Average Age (Female)	44	44	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,108	53,150	131,278
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$71,284	\$82,720	\$81,666
Average House Value	\$171,586	\$189,020	\$193,193

Demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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