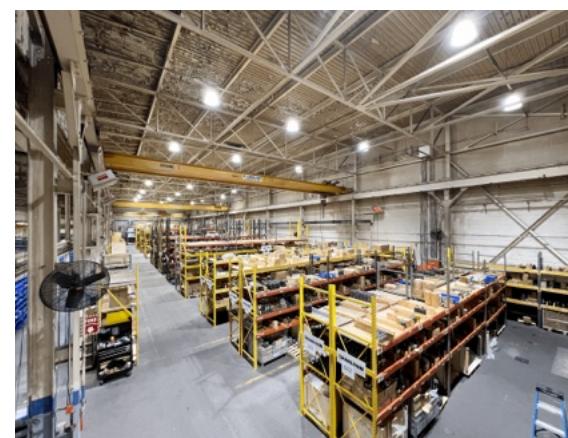
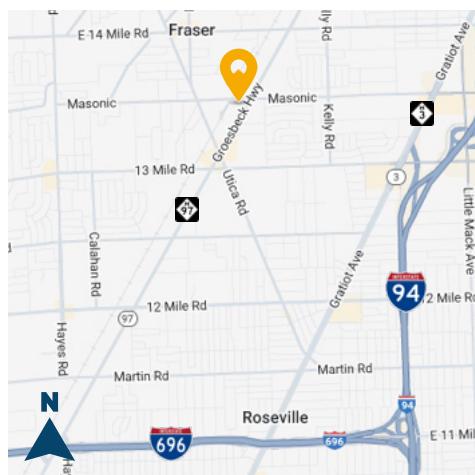


# INDUSTRIAL INVESTMENT FOR SALE 31915 GROESBECK HWY, FRASER



## INDUSTRIAL NNN INVESTMENT OPPORTUNITY



### PROPERTY DETAILS

- Rare opportunity for investment building with Groesbeck Hwy frontage
- Excellent 51,842 SF industrial building with approximately 6,770 SF of office, and additional 3,000 SF out-building with grade level door
- (8) overhead cranes ranging in capacity from 1-ton to 10-tons, (6) grade level drive-in loading doors, heavy power, located minutes from I-696 & I-94, etc.
- Tenant has occupied the building for 25+ years!
- **DO NOT DISTURB TENANT - CONTACT AGENTS FOR MORE DETAILS**

For information, please contact:



**ROB HUGHES**

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[rob@rhcommercial.net](mailto:rob@rhcommercial.net)

**REECE HUGHES**

248.207.5847

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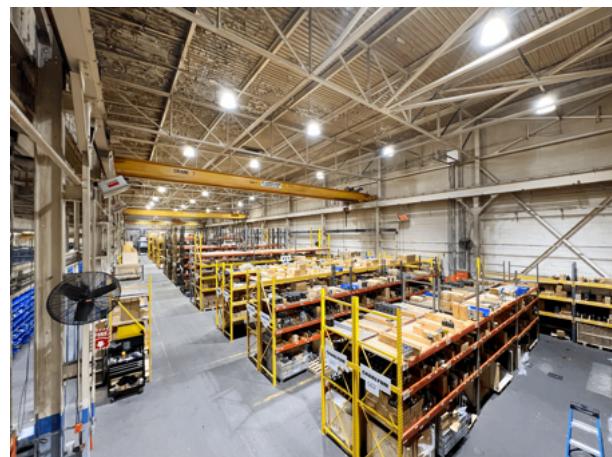
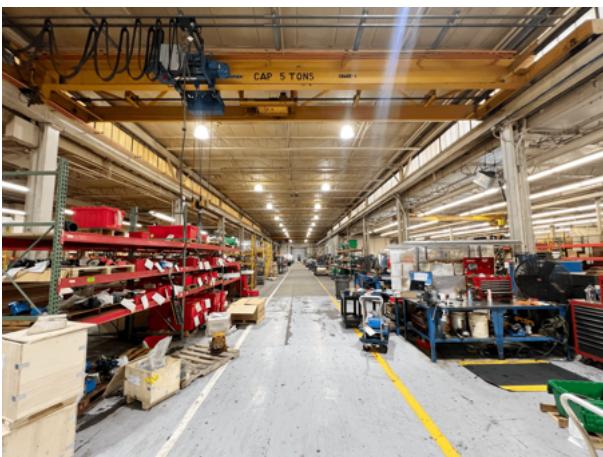
**NATE HUGHES**

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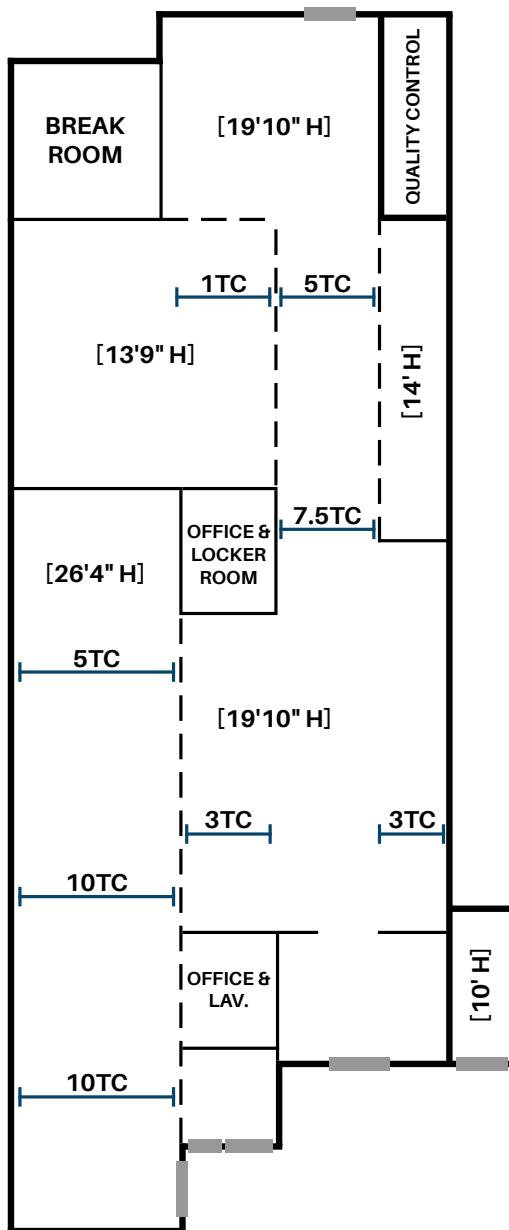
## 31915 GROESBECK HWY, FRASER



### WAREHOUSE FLOOR PLAN SKETCH

OFFICE AREA NOT SHOWN ON SKETCH

(NOT TO SCALE)



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# INDUSTRIAL INVESTMENT FOR SALE

# 31915 GROESBECK HWY, FRASER



## OFFERING SUMMARY

<b>Sale Price:</b>	Contact Agents	<b>Term:</b>	5-year(s)
<b>Price / SF:</b>	Contact Agents	<b>Lease Commencement:</b>	January 1, 2026
<b>Cap Rate:</b>	Contact Agents	<b>Lease Expiration:</b>	December 31, 2030
<b>NOI:</b>	Available Upon Request	<b>Renewal Option(s):</b>	N / A
<b>Tenant:</b>	Fluidyne	<b>Starting Rate / SF:</b>	\$6.00
<b>Building Size:</b>	51,842 Sq. Ft.	<b>Rental Increases:</b>	3% Annual Increases
<b>Lot Size:</b>	2.64 AC	<b>Lease Type:</b>	NNN

## RENT SCHEDULE

YEAR	TERM SCHEDULE	RATE / SF	MONTHLY BASE RENT	ANNUAL BASE RENT
1	1/1/2026 - 12/31/2026	\$6.00	\$25,921.00	\$311,052.00
2	1/1/2027 - 12/31/2027	\$6.18	\$26,698.63	\$320,383.56
3	1/1/2028 - 12/31/2028	\$6.37	\$27,499.59	\$329,995.07
4	1/1/2029 - 12/31/2029	\$6.55	\$28,324.58	\$339,894.92
5	1/1/2030 - 12/31/2030	\$6.75	\$29,174.31	\$350,091.77

## TENANT PROFILE



FluiDyne (also known as FluiDyneFP Fluid Power) is a Michigan-based provider of high-quality hydraulic components and fluid power solutions serving distributors, resellers, OEMs, and industrial customers across North America and the global market. With decades of experience in the industry, FluiDyne is recognized for reliable products, deep technical expertise, and exceptional customer support.



<b>Company Name:</b>	FluiDyne
<b>Founded:</b>	1976
<b>Revenue:</b>	Available Upon Request
<b>Headquarters:</b>	Fraser, MI
<b>Website:</b>	<a href="http://www.fluidynefp.com">www.fluidynefp.com</a>

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# INDUSTRIAL INVESTMENT FOR SALE

## 31915 GROESBECK HWY, FRASER



### PRICING INFORMATION

**Price:** Contact Agents

**NOI:** Contact Agents

**Cap Rate:** Contact Agents

FOR MORE DETAIL VISIT PLEASE SEE  
OFFERING OVERVIEW

### PROPERTY DESCRIPTION

**Total SF:** 51,842  
**Office SF:** 6,770  
**Property Type:** Industrial  
**Tenancy:** Single  
**Year Built:** 1958  
**Zoning:** IC  
**Site/Parcel Area:** 2.64 AC  
**Parcel ID:** 03-14-05-326-009

**Parking Spaces:** Abundant  
**Rail Served:** No  
**Cranes:** (8)  
**Heat:** Radiant  
**Clearance:** 13'9"-26'4"  
**Grade / Dock Doors:** 6 / 0  
**Fire Suppression:** No  
**Power:** Heavy

### BUILDING SUMMARY

Excellent 51,842 SF industrial building equipped with eight (8) overhead cranes ranging in capacity from 1 ton to 10 tons, six (6) grade level drive-in loading doors, high clearance storage areas, a paint booth, and heavy power throughout the facility. Frontage and signage on Groesbeck Hwy.

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### ROAD MAP

