

INDUSTRIAL INVESTMENT FOR SALE

31915 GROESBECK HWY, FRASER



RH COMMERCIAL
REALTY



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:



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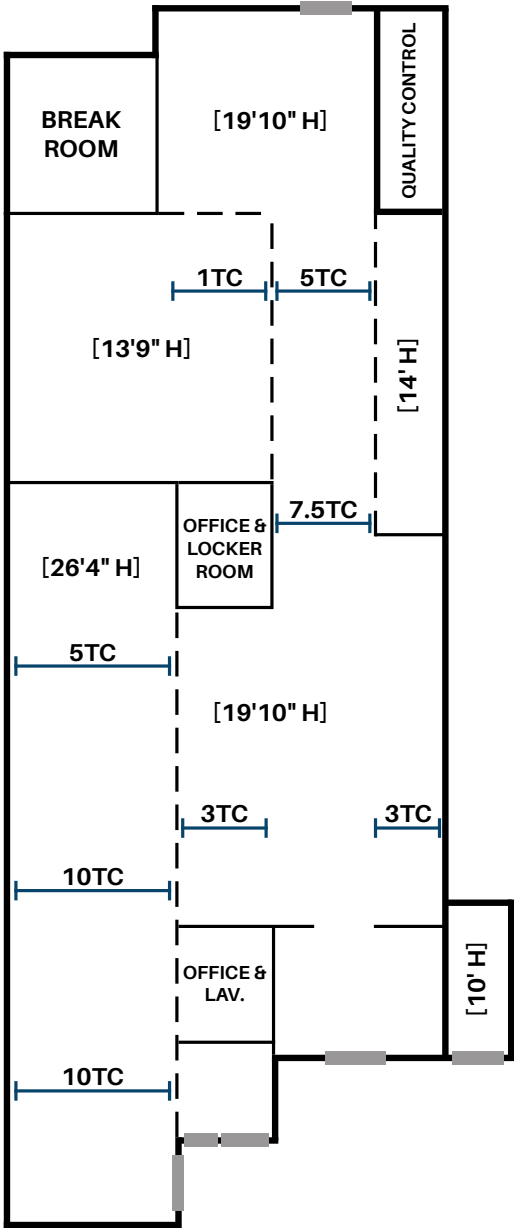
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WAREHOUSE FLOOR PLAN SKETCH

OFFICE AREA NOT SHOWN ON SKETCH
(NOT TO SCALE)



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OFFERING SUMMARY

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

Company Name:	Fluidyne
Founded:	1976
Revenue:	Available Upon Request
Headquarters:	Fraser, MI
Website:	www.fluidynefp.com

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PRICING INFORMATION

Price: Contact Agents

NOI: Contact Agents

Cap Rate: Contact Agents

FOR MORE DETAIL VISIT PLEASE SEE
OFFERING OVERVIEW

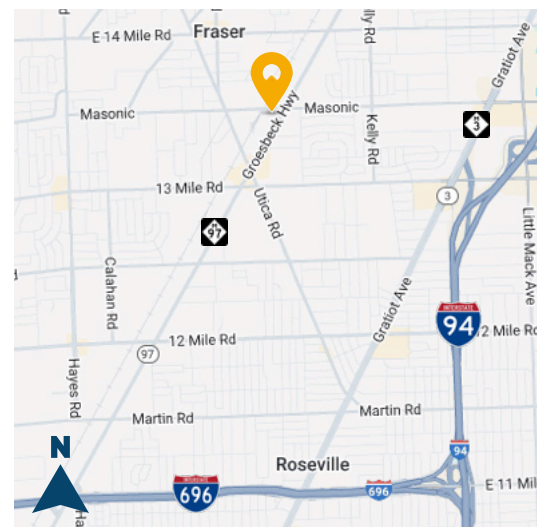
PROPERTY DESCRIPTION

Total SF:	51,842	Parking Spaces:	Abundant
Office SF:	6,770	Rail Served:	No
Property Type:	Industrial	Cranes:	(8)
Tenancy:	Single	Heat:	Radiant
Year Built:	1958	Clearance:	13'9"-26'4"
Zoning:	IC	Grade / Dock Doors:	6 / 0
Site/Parcel Area:	2.64 AC	Fire Suppression:	No
Parcel ID:	03-14-05-326-009	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.

ROAD MAP



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