

INDUSTRIAL PROPERTY // FOR SALE

15,675 SF WELL-MAINTAINED MANUFACTURING BUILDING IN ROSEVILLE

15642 COMMON RD
ROSEVILLE, MI 48066



- 15,675 SF manufacturing building on a fenced lot
- 14,625 SF shop area with mezzanine and 1,050 SF office area with AC
- Owned and well-maintained by the same owner since 1963, who is retiring
- Recent improvements include a new roof, asphalt paving, waterproofing & office HVAC
- One (1) truckwell, two (2) 12'x12' overhead doors, 14' clear height
- 800 amp / 240-volt power, three (3) air compressors, buss duct,
- Abundant parking in the rear & 5 additional spaces in front of the building for office staff



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EXECUTIVE SUMMARY



Sale Price

\$1,175,000

OFFERING SUMMARY

Building Size:	15,675 SF
Lot Size:	0.95 Acres
Price / SF:	\$74.96
Year Built:	1963
Zoning:	I-2
Market:	Detroit
Submarket:	Groesbeck Central
Traffic Count:	5,040

PROPERTY OVERVIEW

This meticulously maintained industrial building, constructed by the current owner/operator in 1963, offers an ideal setup for manufacturing or light industrial use. Situated on a fully fenced 0.95-acre lot, the property includes ample on-site parking for employees and visitors. The facility features a 14,625 SF shop area with an additional 486 SF mezzanine, providing efficient use of vertical space. Highlights include 14' clear ceilings, fluorescent lighting, 800 amp / 240-volt power, with buss duct, air compressor, two 12' x 12' grade-level doors, a front-facing truckwell, and GFA heat—ensuring the space is well-equipped for a variety of operational needs.

The 1,050 SF office area includes four private offices at the front of the building, plus an additional office within the shop area. All office spaces are air-conditioned, offering a comfortable work environment. The property also includes five dedicated parking spaces in front for ownership or administrative staff, allowing for convenient and direct access.

LOCATION OVERVIEW

An industrial corridor is on the south side of the street, with well-kept single-family homes on the north side of Common Road. The area is surrounded by a robust network of suppliers and vendors, contributing to a thriving industrial ecosystem. In addition, the proximity to renowned automotive, aerospace, and technology companies further enhances the area's appeal for industrial and manufacturing investment.



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INDUSTRIAL DETAILS

Property Type:	Industrial/Manufacturing
Building Size:	15,675 SF
Shop SF:	14,625 SF
Office SF:	1,050 SF
Mezzanine SF:	486 SF
Occupancy:	Summer 2025
Zoning:	I-2
Lot Size:	0.95 Acres
Parking Spaces:	25: Five (5) in front and rest in rear
Fenced Yard:	Yes
Trailer Parking:	No
Year Built / Renovated:	1963
Construction Type:	Masonry
Clear Height:	14'
Overhead Doors:	Two (2) 12' x 12'
Truckwells/Docks:	One (1) in front of building
Cranes:	No
Power:	800 Amp /240 Volt with Buss Duct
Buss Duct:	Yes
Airlines:	Yes + Air Compressor
Air Conditioning:	Yes, in Offices
Heat Type:	GFA
Lighting:	Fluorescent
Sprinklers:	No
Floor Drains:	No
Taxes:	\$12,224



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ADDITIONAL PHOTOS



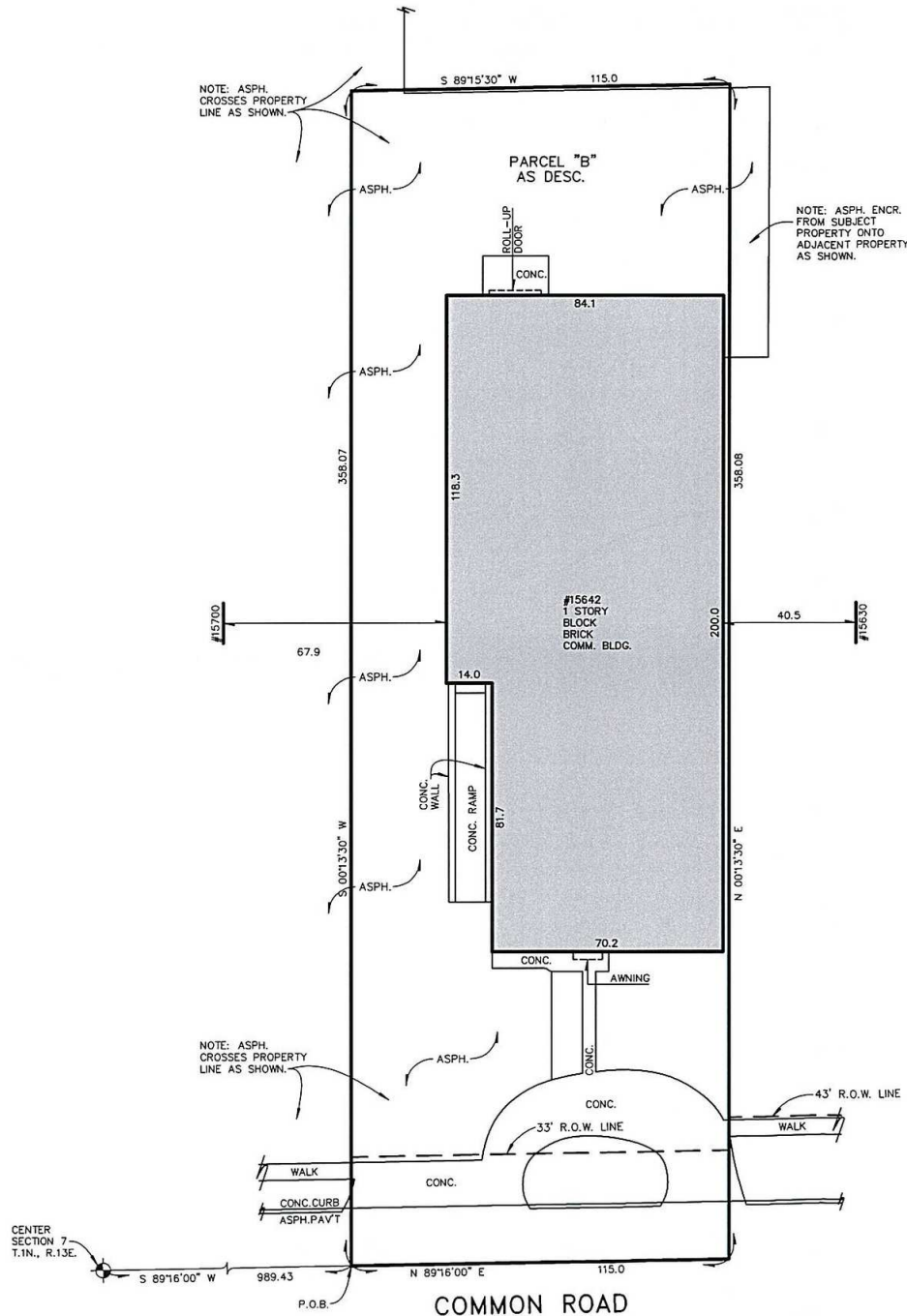
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SITE PLANS



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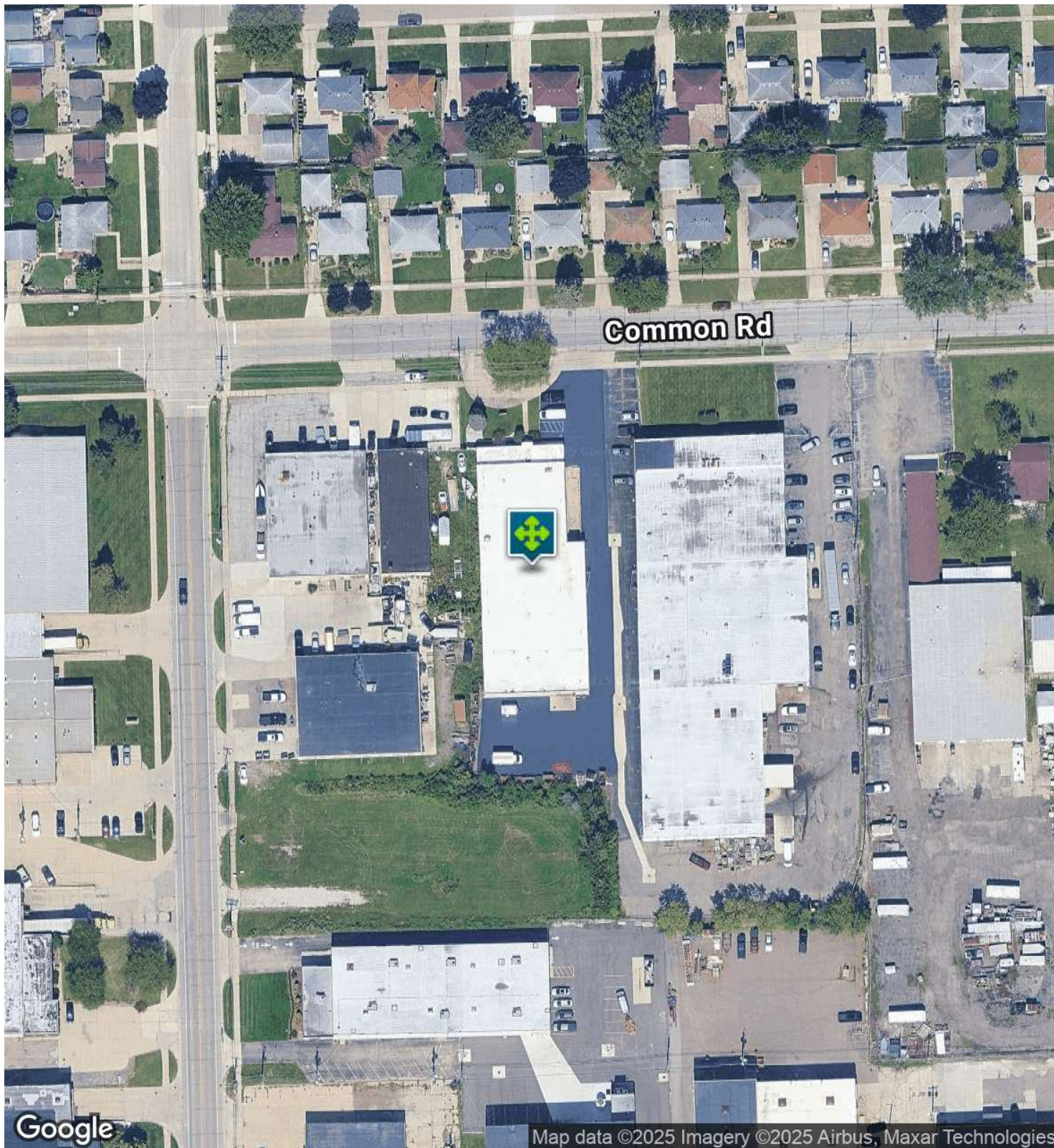
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FLOOR PLANS

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AERIAL MAP



Google

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies



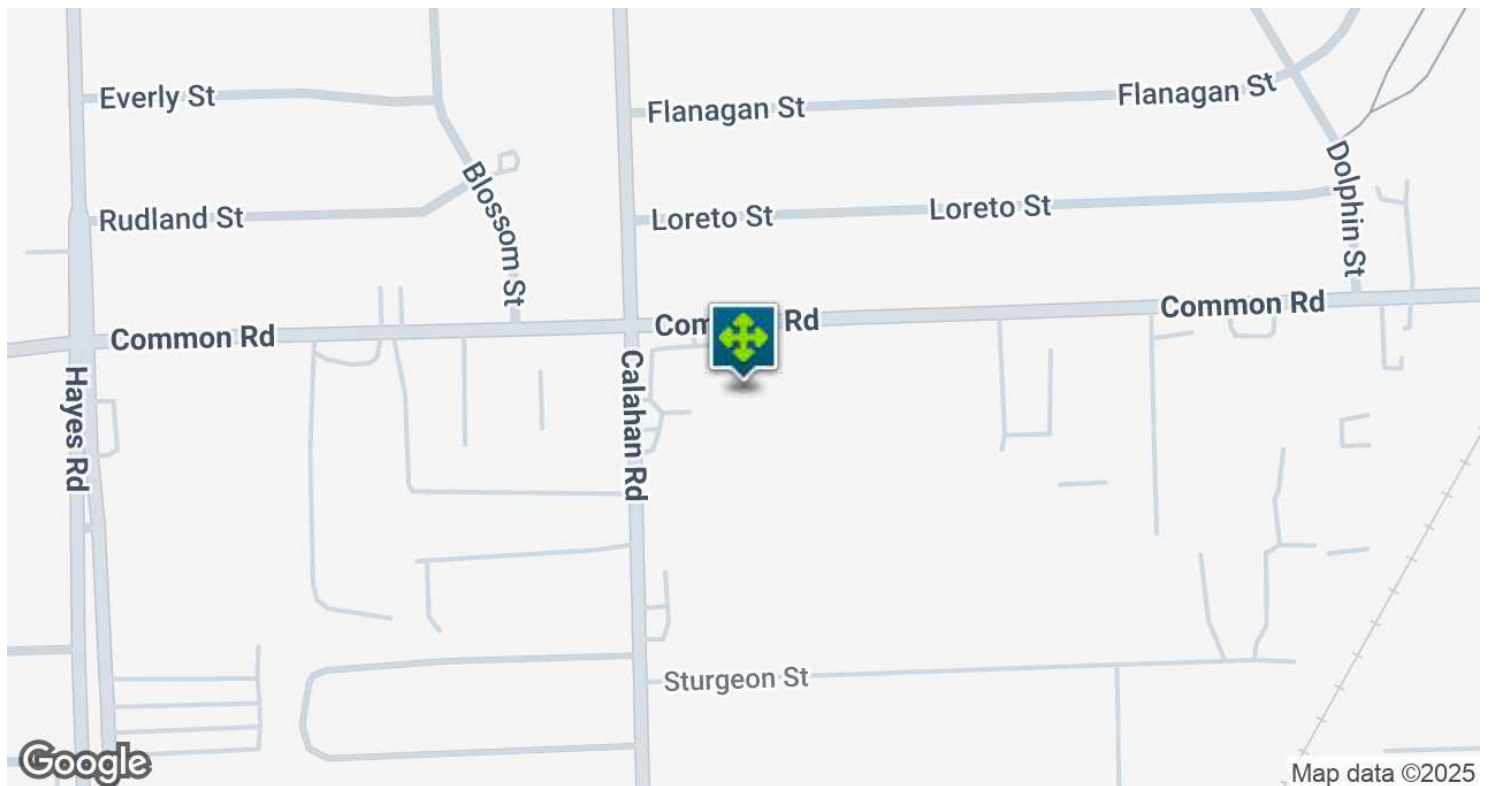
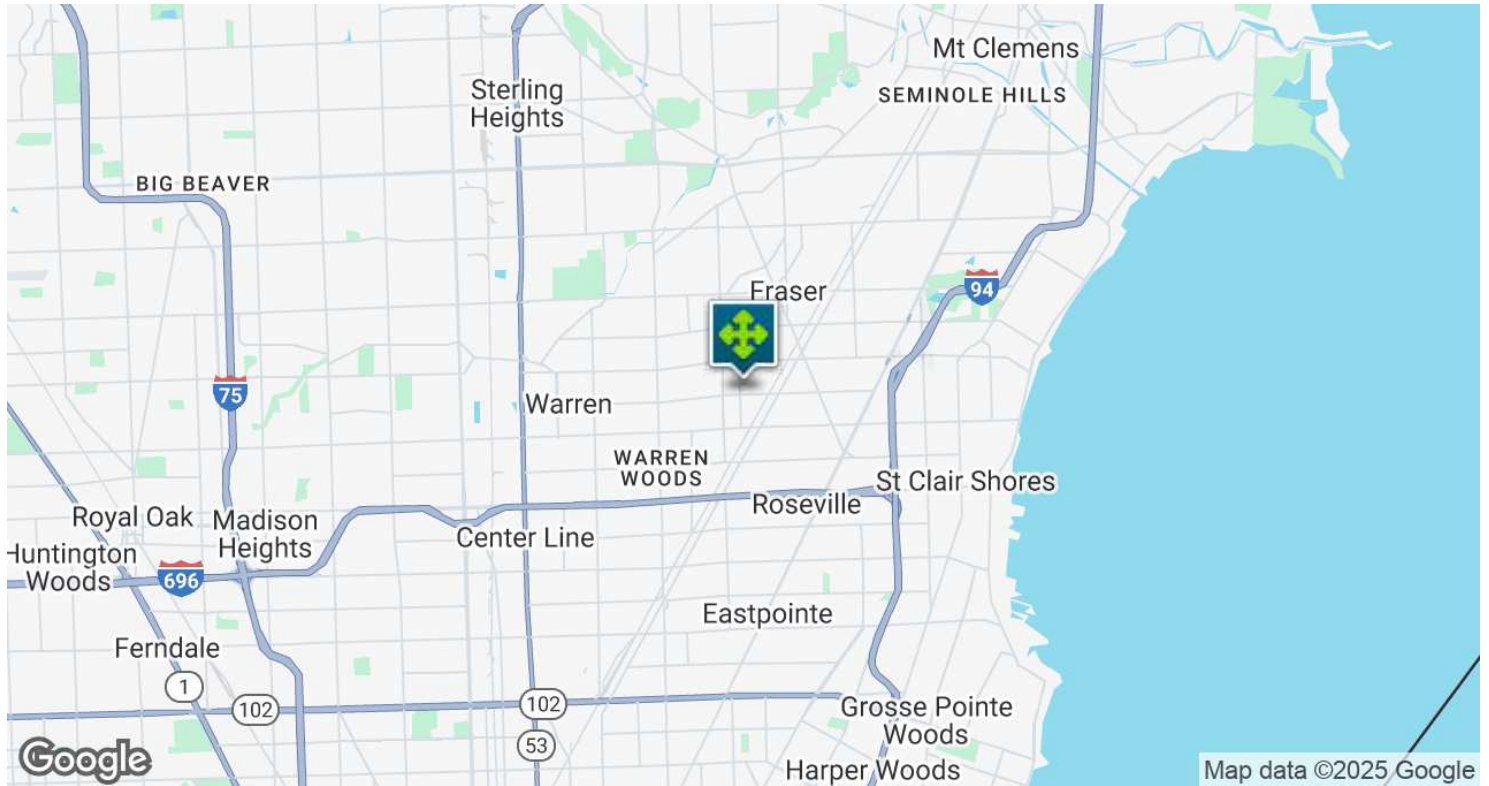
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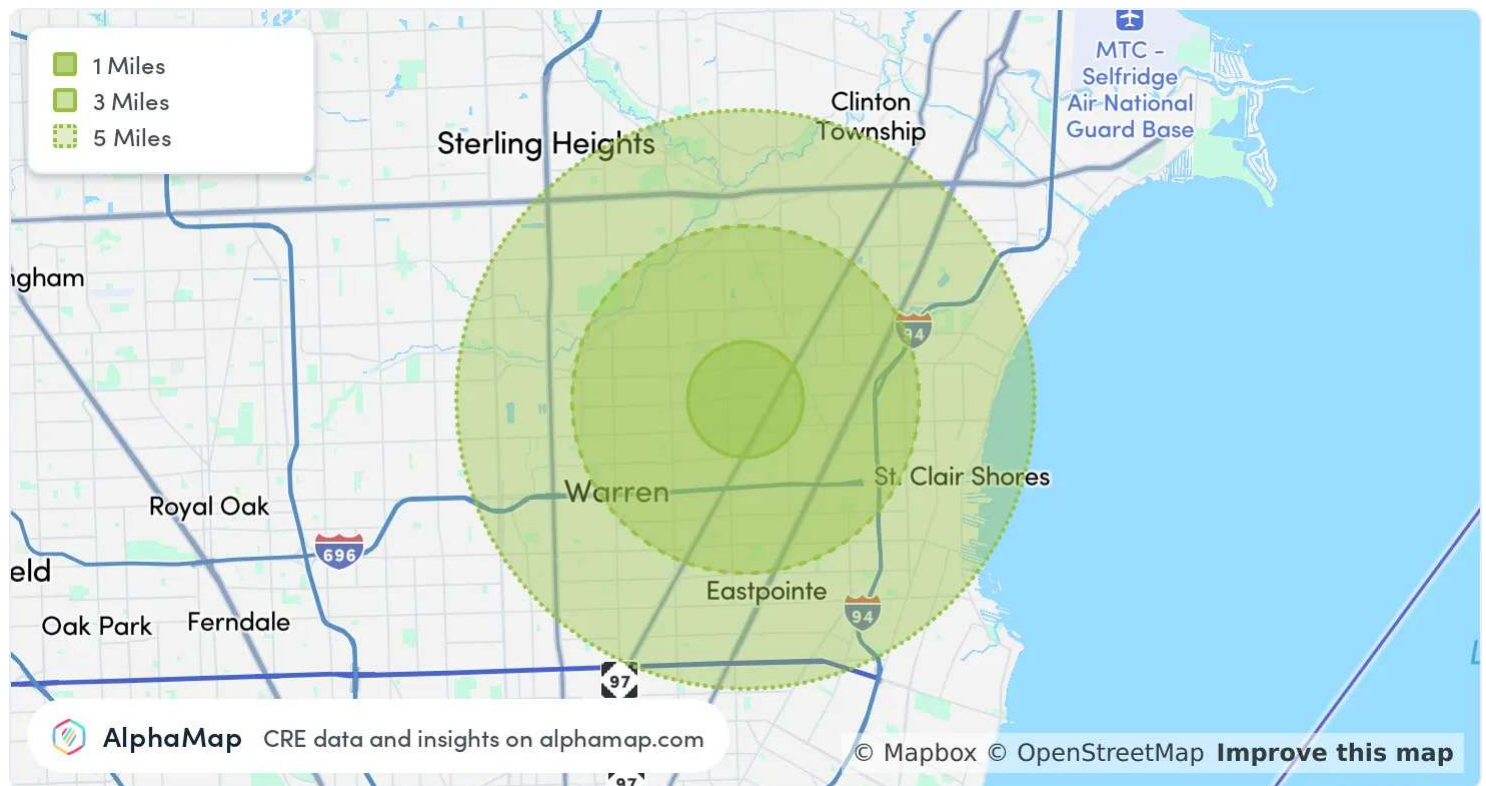
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LOCATION MAP



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AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,265	126,121	316,528
Average Age	43	42	42
Average Age (Male)	41	41	40
Average Age (Female)	44	44	43

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,760	52,941	131,067
Persons per HH	2.3	2.4	2.4
Average HH Income	\$77,472	\$82,506	\$80,955
Average House Value	\$178,706	\$186,436	\$186,883
Per Capita Income	\$33,683	\$34,377	\$33,731

Map and demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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