

# 24595 Groesbeck Hwy Ste 200

Warren, MI

- Move-In Ready Office Space For Lease
- Full Service Gross Rates
- 10,200 SF Available
- High-End Finishes Throughout with Furniture Included
- Prominent Signage & Visibility on Groesbeck Hwy
- In Close Proximity to I-696 & I-94 Freeways
- Outdoor Storage Available

## OFFICE BUILDING FOR LEASE

### FOR MORE INFORMATION:

Joe DePonio III, SIOR  
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248.637.9700 | LMCap.com

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**L. MASON CAPITANI**

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# 24595 Groesbeck Highway - Ste 200

Warren, MI



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## Office Property Details:

### Details:

**Location Description:** 10 Mile & Groesbeck

**Building Type:** Office

**Floors:** 2

**Year Built:** 2004

**Gross SF:** 20,400 SF

**Total Rentable SF:** 20,400 SF

**Available SF:** 10,200 SF

**Multitenant:** Yes

**Parcel ID:** 12-13-25-102-013

**Property Description:** First-class office building that can be combined with 3 acres of outdoor storage.

### Economic:

**Min/Max Rental Rate:** \$14.00/SF

**Rental Terms:** Full Service Gross

**Annual Escalations:** \$0.50/SF

**Occupancy:** Immediate

**Parking:** Surface - 25 Spaces

**Partition Allowance:** Negotiable

**Signage:** Yes



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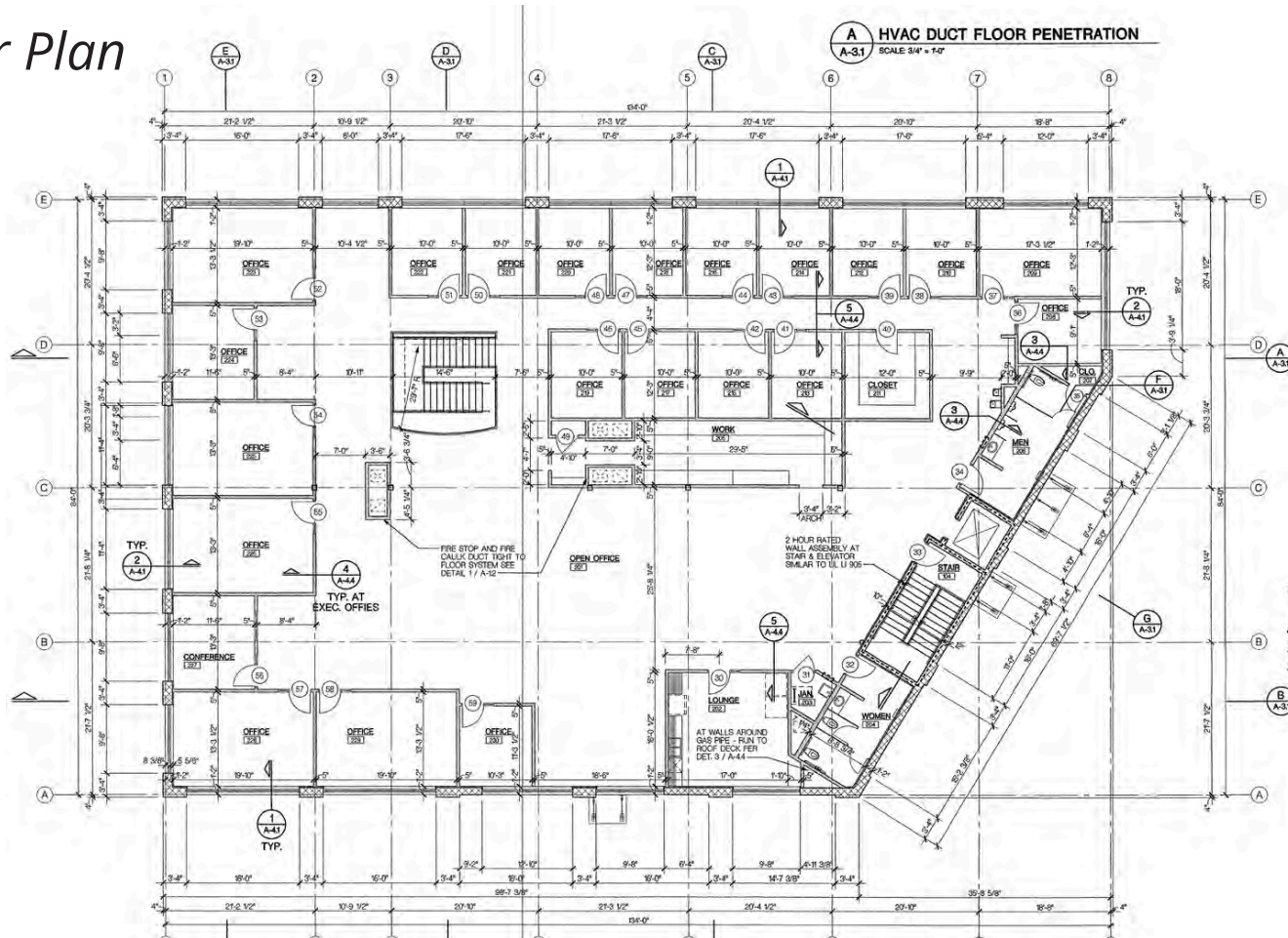


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## Second Floor Plan



| Suite Number | Square Footage | Video Tour                |
|--------------|----------------|---------------------------|
| Second Floor | 10,200         | <a href="#">View Here</a> |

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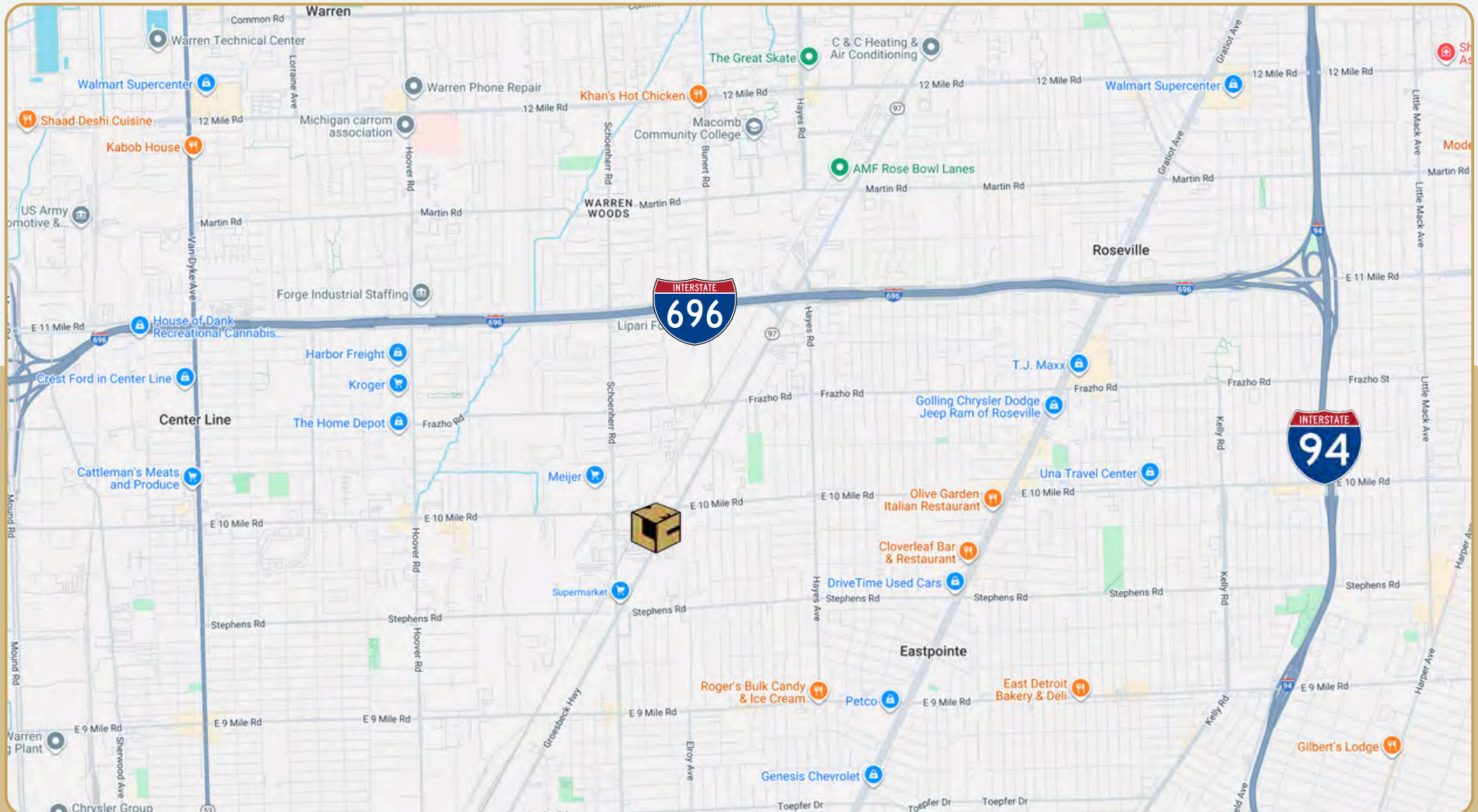
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# 24595 Groesbeck Hwy Ste 400

Warren, MI

- Over 3 Acres of Paved and Gated Outdoor Storage
- Includes 20,000 SF 3 Sided Outdoor Storage Building with Multiple Electrical Outlets
- Close to I-696

## 3.1 ACRES OF OUTSIDE STORAGE FOR SALE

3.1 acres of paved outside storage that can be combined with premier office space.

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Outdoor Storage  
Suite 400 - 3.1 Acres

24595 Groesbeck  
Suite 200 - 10,200 SF

24595 Groesbeck  
Suite 500 - 11,161 SF

Groesbeck Highway



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# 24595 Groesbeck Highway - Ste 400

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## Land Property Details:

### Details:

**Intersection:** 10 Mile & Groesbeck Hwy

**Parcel ID:** 12-13-25-102-013

**Zoning:** M-2

**Water:** No

**Utilities:** Electric

**Sanitary:** No

**Storm:** Yes

**Acres:** 3.1

**Total SF:** 135,036 SF

**Available SF:** 135,036 SF

### Economic:

**Lease Rate:** \$9,000/month

**Taxes:** Included in Lease Rate

**Additional Information:** 3.1 acres of paved outside storage that can be combined with premier office space.



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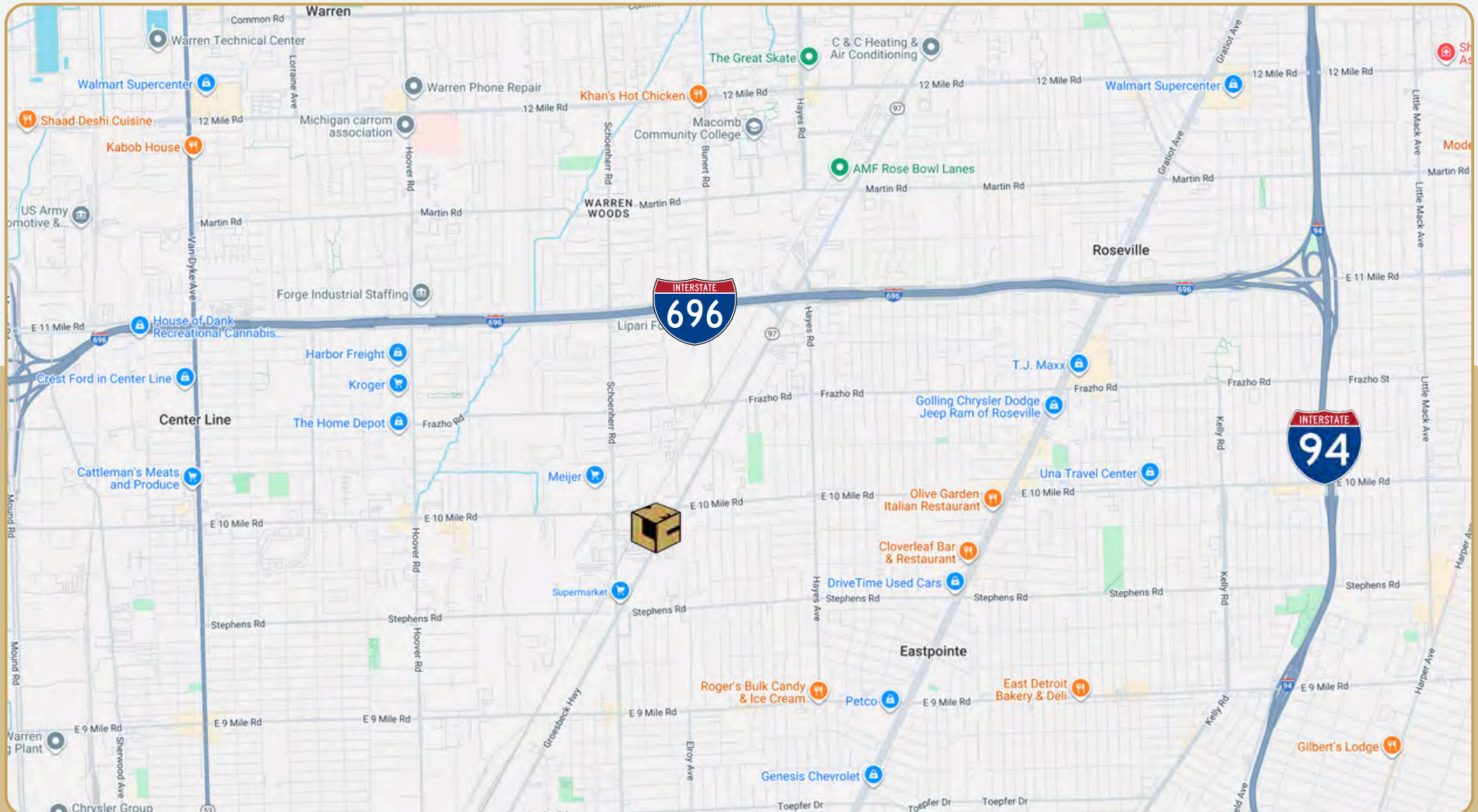
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# 24595 Groesbeck Hwy Ste 500

Warren, MI

- 11,161 Sq. Ft. For Lease
- Zoned for Cannabis Users
- Clear Span Warehouse
- Main Road Frontage
- Close Proximity to I-696 & I-94
- Rate Includes Property Taxes & Insurance

## INDUSTRIAL BUILDING FOR LEASE



10,069 SF of Factory



1,092 SF of Office



(2) 12'x14' Grade Level Doors

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## Industrial Property Details:

### Details:

|                         |                     |
|-------------------------|---------------------|
| <b>Total SF:</b>        | 11,161 SF           |
| <b>Available SF:</b>    | 11,161 SF           |
| <b>Office SF:</b>       | 1,092 SF            |
| <b>Factory SF:</b>      | 10,069 SF           |
| <b>Zoning:</b>          | M-2                 |
| <b>Intersection:</b>    | 10 Mile & Groesbeck |
| <b>X-Way Distance:</b>  | 1 Mile to I-696     |
| <b>Parking:</b>         | 15                  |
| <b>Year Built:</b>      | 1997                |
| <b>Year Renovated:</b>  | 2018                |
| <b>Outside Storage:</b> | Possible            |
| <b>Occupancy:</b>       | Immediate           |

### Interior:

|                        |                 |
|------------------------|-----------------|
| <b>Ceiling Height:</b> | 17'             |
| <b>Bay Size:</b>       | 40'             |
| <b>Restrooms:</b>      | 1               |
| <b>Power Details:</b>  | 220V   200 Amps |
| <b>Lighting:</b>       | LED             |
| <b>Grade Door:</b>     | (2) 12'x14'     |
| <b>Heating:</b>        | Radiant         |
| <b>A/C:</b>            | Office Only     |
| <b>Floor Drains:</b>   | Yes             |

### Economic

|                     |         |
|---------------------|---------|
| <b>Lease/SF:</b>    | \$8.95  |
| <b>Lease/Month:</b> | \$8,350 |
| <b>Lease Terms:</b> | Gross   |

**Notes:** Cannabis use allowed. Clear span warehouse that can be combined with 3 acres of outside storage and premier office space.

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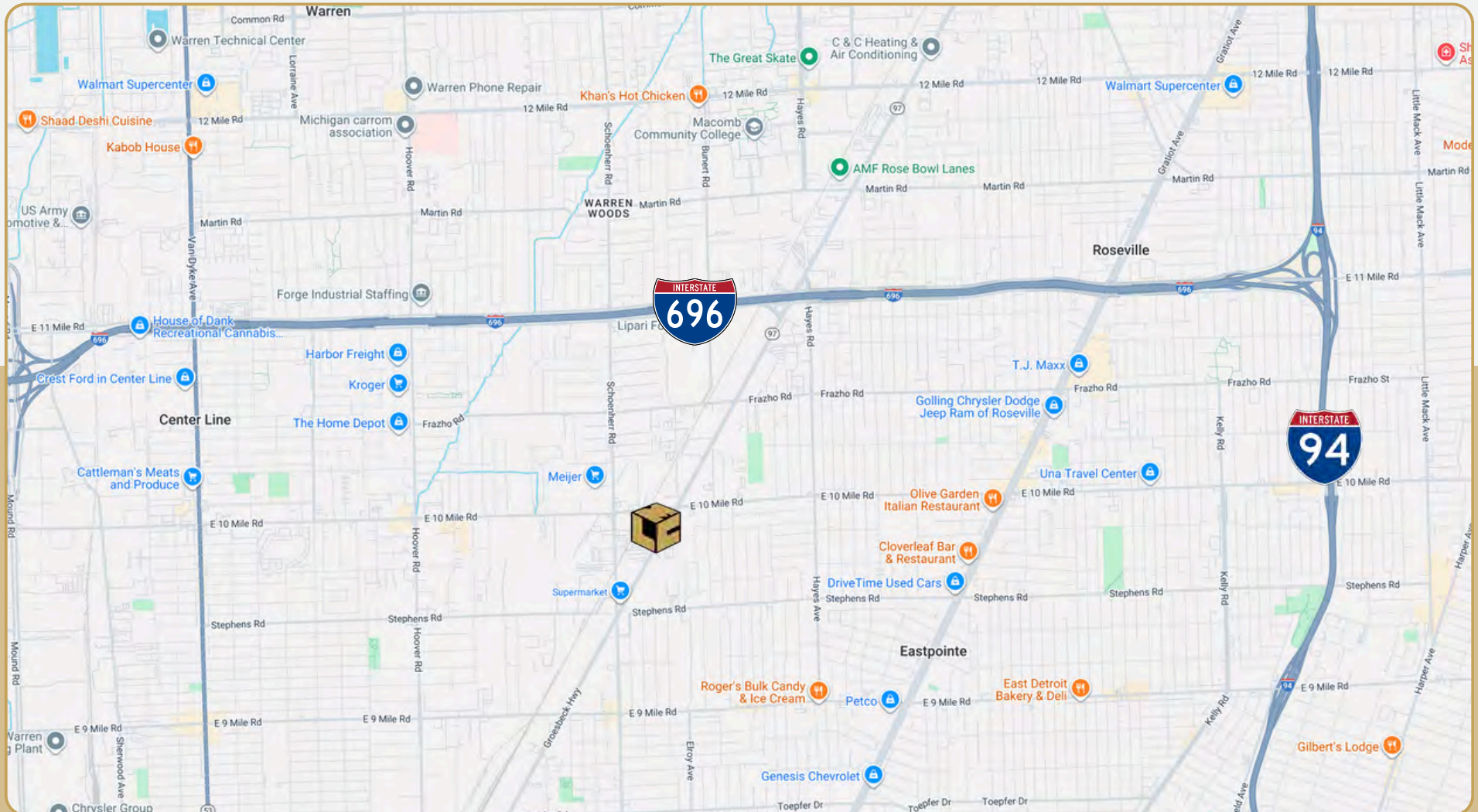
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