



## 51716 GRAND RIVER

Wixom, MI 48393



# FOR LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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**OFFERING SUMMARY:** 51716 Grand River | Wixom, MI 48393

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#### PROPERTY OVERVIEW

Industrial manufacturing facility with compressed air lines and process power.

#### OFFERING SUMMARY

Lease Rate:	\$9,000.00 per month (Gross + Utilities)
Building Size:	14,060 SF
Available SF:	14,060 SF
Year Built:	1978
Renovated:	1999
Zoning:	Light Industrial

#### PROPERTY HIGHLIGHTS

- Clear span building w/ 5- ton bridge crane
- Shared exterior truck well
- Fenced outside storage
- 480 V power
- 26' clear height



**BUILDING/PROPERTY INFORMATION:** 51716 Grand River | Wixom, MI 48393

**BUILDING INFORMATION**

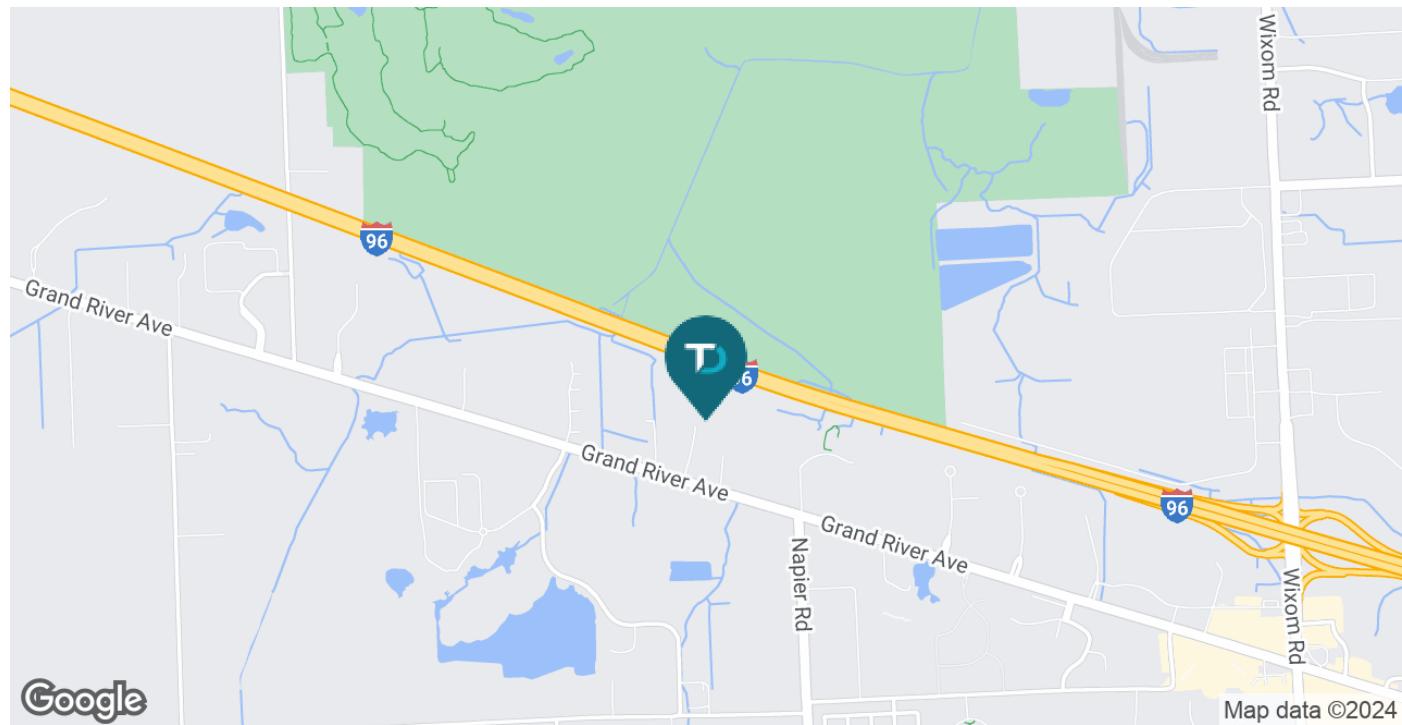
Lease Rate:	\$9,000.00 per month (Gross + Utilities)
Building Size:	14,060 SF
Available Space:	14,060 SF (600 SF Office)
Year Built:	1978
Last Renovated:	1999
Number of Floors:	1

**PROPERTY INFORMATION**

Property Type:	Industrial Warehouse
Zoning	Light Industrial
Traffic Count:	Grand River = 22,492 (CoStar 2022)
APN:	21-12-251-012
Utilities:	Well & Septic
Parking Spaces:	15

**LOCATION INFORMATION**

North of Grand River, west of Napier Road in Wixom, Michigan.





THOMAS DUKE  
COMMERCIAL REAL ESTATE

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**ADDITIONAL PHOTOS:** 51716 Grand River | Wixom, MI 48393

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**LEASE SPACES:** 51716 Grand River | Wixom, MI 48393



#### LEASE INFORMATION

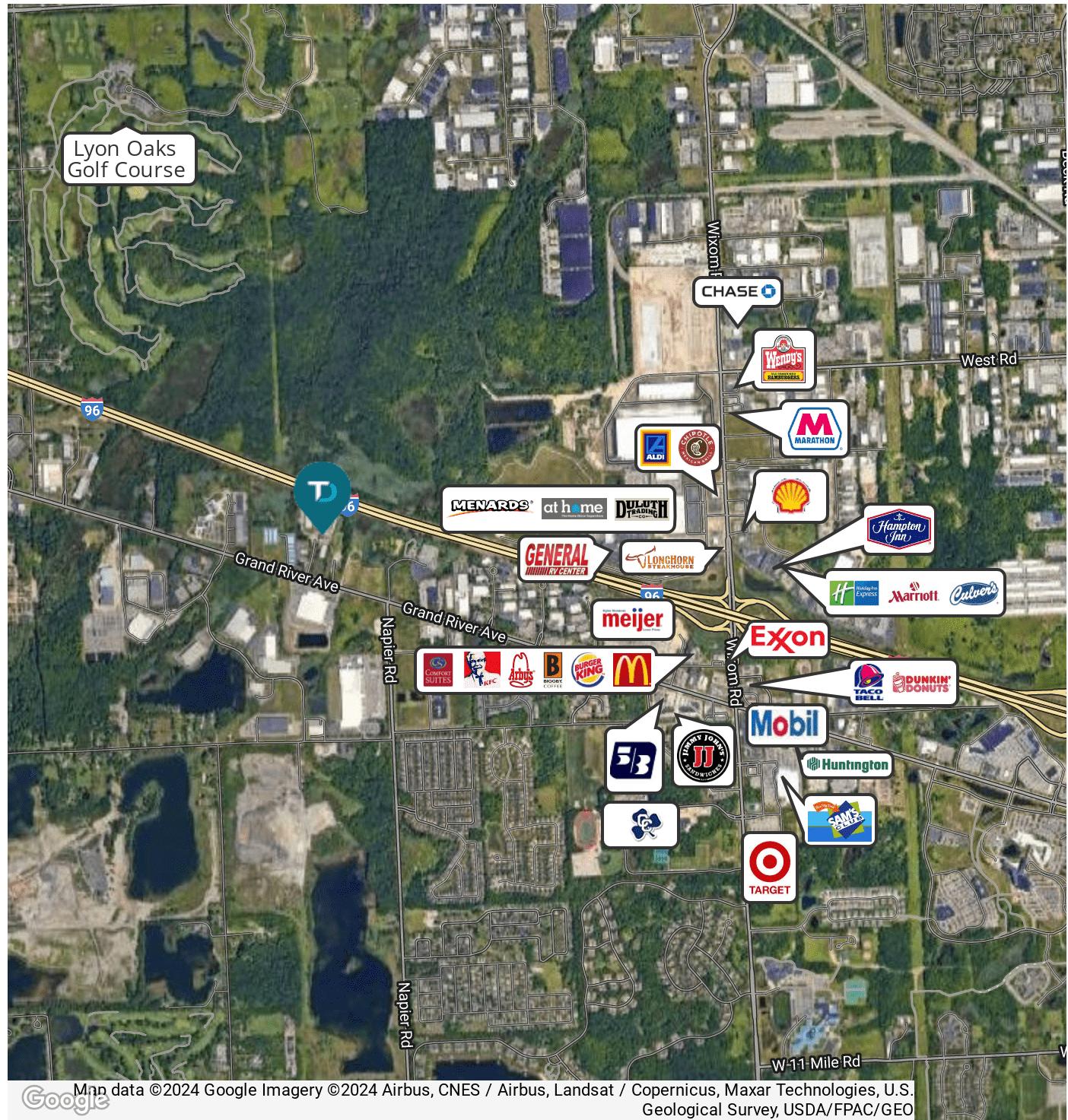
Lease Type:	Gross + Utilities	Lease Term:	Negotiable
Total Space:	14,060 SF	Lease Rate:	\$9,000.00 per month

#### AVAILABLE SPACES

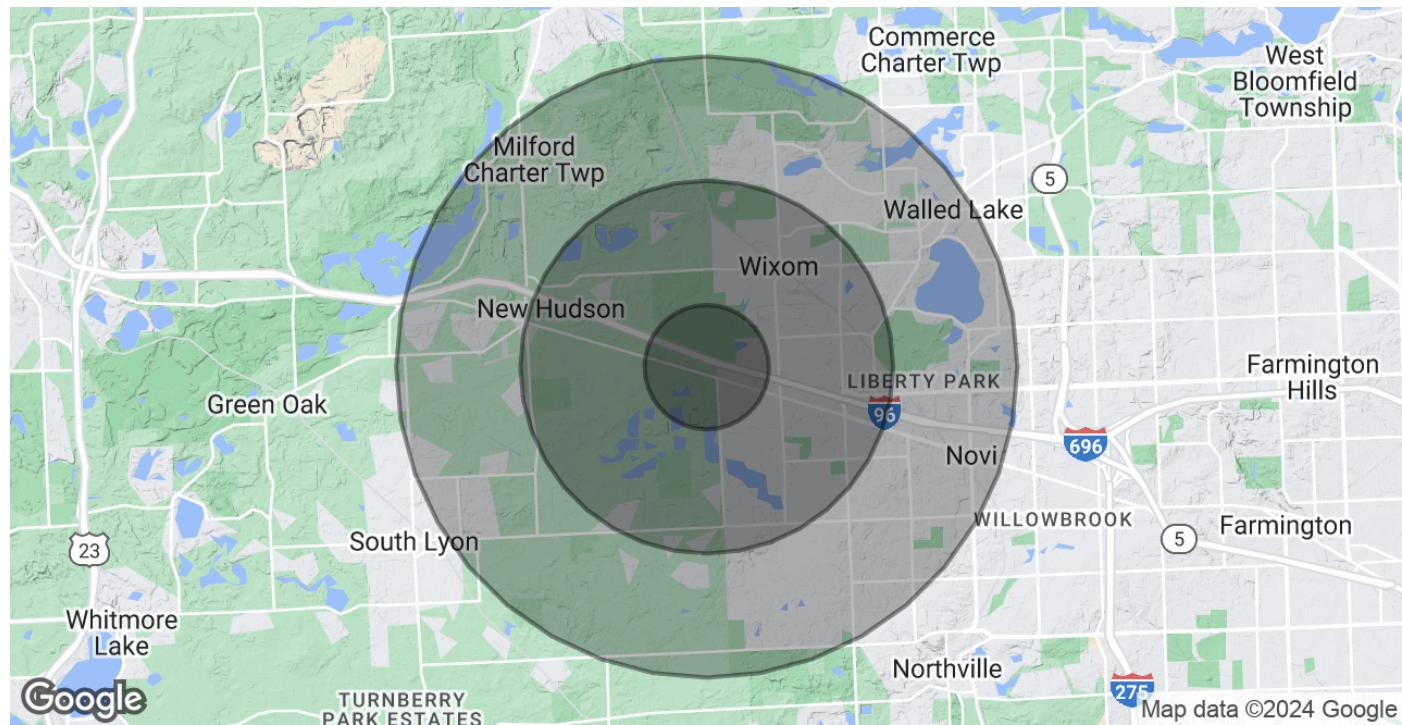
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
51716	Available	14,060 SF	Gross + Utilities	\$9,000 per month	-

**AERIAL MAP: 51716 Grand River | Wixom, MI 48393**

## RETAILER MAP: 51716 Grand River | Wixom, MI 48393



Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

**DEMOGRAPHICS MAP & REPORT: 51716 Grand River | Wixom, MI 48393****POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	1,768	23,602	85,159
Average Age	34.1	36.6	38.7
Average Age (Male)	32.1	36.8	38.6
Average Age (Female)	35.1	35.9	38.5

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
Total Households	705	10,319	34,225
# of Persons per HH	2.5	2.3	2.5
Average HH Income	\$93,252	\$103,302	\$116,505
Average House Value	\$196,574	\$234,937	\$279,331

\* Demographic data derived from 2020 ACS - US Census