

**INDUSTRIAL PROPERTY // FOR LEASE**

## **TWO UNITS AVAILABLE AT KELLY/GROESBECK TECH CENTER**

33755 - 33789 GROESBECK HWY

FRASER, MI 48026



- Unit 33771: 3,107 SF Industrial Unit w/300 SF Office
- Unit 33777: 3,107 SF Industrial Unit w/300 SF Office
- 18" Clear Height
- One (1) 12' x 14; Overhead Door
- Groesbeck frontage
- 200 AMP | 220 Volt
- Minutes from I-94 and I-696



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# EXECUTIVE SUMMARY



<b>Lease Rate</b>	<b>\$9.95 SF/YR (GROSS)</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	55,960 SF
<b>Available SF:</b>	3,107 - 6,214 SF
<b>Lot Size:</b>	3.17 Acres
<b>Year Built:</b>	1988
<b>Renovated:</b>	2023
<b>Zoning:</b>	Light Industrial
<b>Market:</b>	Detroit
<b>Submarket:</b>	Groesbeck Central Ind

## PROPERTY OVERVIEW

Two (2) 3,107 SF industrial units with 300 SF office with 18' clear height, one (1) 12' x 14' overhead door, and 200 AMP / 220 Volt. Ideal uses include warehouse and manufacturing; located at Kelly Rd and Groesbeck Hwy, close to I-696 & I-94. An attractive low gross lease rate includes taxes, insurance, snow removal, and landscaping.

## LOCATION OVERVIEW

Located on the Northwest corner of Groesbeck and Kelly Rd in an industrial/retail area. Close to I-94 and I-696 expressway.

## PROPERTY HIGHLIGHTS

- Unit 33771: 3,107 SF Industrial Unit w/300 SF Office
- Unit 33777: 3,107 SF Industrial Unit w/300 SF Office
- 18' Clear Height
- One (1) 12' x 14' Overhead Door
- 200 Amp | 220 Volt
- Groesbeck Frontage

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# LEASE SPACES



## LEASE INFORMATION

<b>Lease Type:</b>	Gross	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	3,107 - 6,214 SF	<b>Lease Rate:</b>	\$9.95 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
33771 Groesbeck Hwy	Available	3,107 SF	Gross	\$9.95 SF/yr	Industrial Unit
33777 Groesbeck Hwy	Available	3,107 SF	Gross	\$9.95 SF/yr	Industrial Unit

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## INDUSTRIAL DETAILS

<b>Property Type:</b>	Industrial
<b>Building Size:</b>	55,960 SF
<b>Space Available:</b>	3,107 - 6,214 SF
<b>Shop SF:</b>	2,807 SF
<b>Office SF:</b>	300 SF
<b>Mezzanine:</b>	300 SF
<b>Occupancy:</b>	Immediate
<b>Zoning:</b>	Light Industrial
<b>Parking Spaces:</b>	4
<b>Fenced Yard:</b>	No
<b>Trailer Parking:</b>	No
<b>Year Built / Renovated:</b>	1989 / 2024
<b>Construction Type:</b>	Block
<b>Clear Height:</b>	18'
<b>Overhead Doors:</b>	One (1) 12 x 14
<b>Truckwells/Docks:</b>	None
<b>Cranes:</b>	None
<b>Column Spacing:</b>	40'
<b>Power:</b>	200 AMP   220 Volt
<b>Buss Duct:</b>	No
<b>Air Conditioning:</b>	Office Only
<b>Heat Type:</b>	Gas Unit
<b>Lighting:</b>	Fluorescent
<b>Sprinklers:</b>	Yes
<b>Floor Drains:</b>	No
<b>Taxes:</b>	Landlord Pays

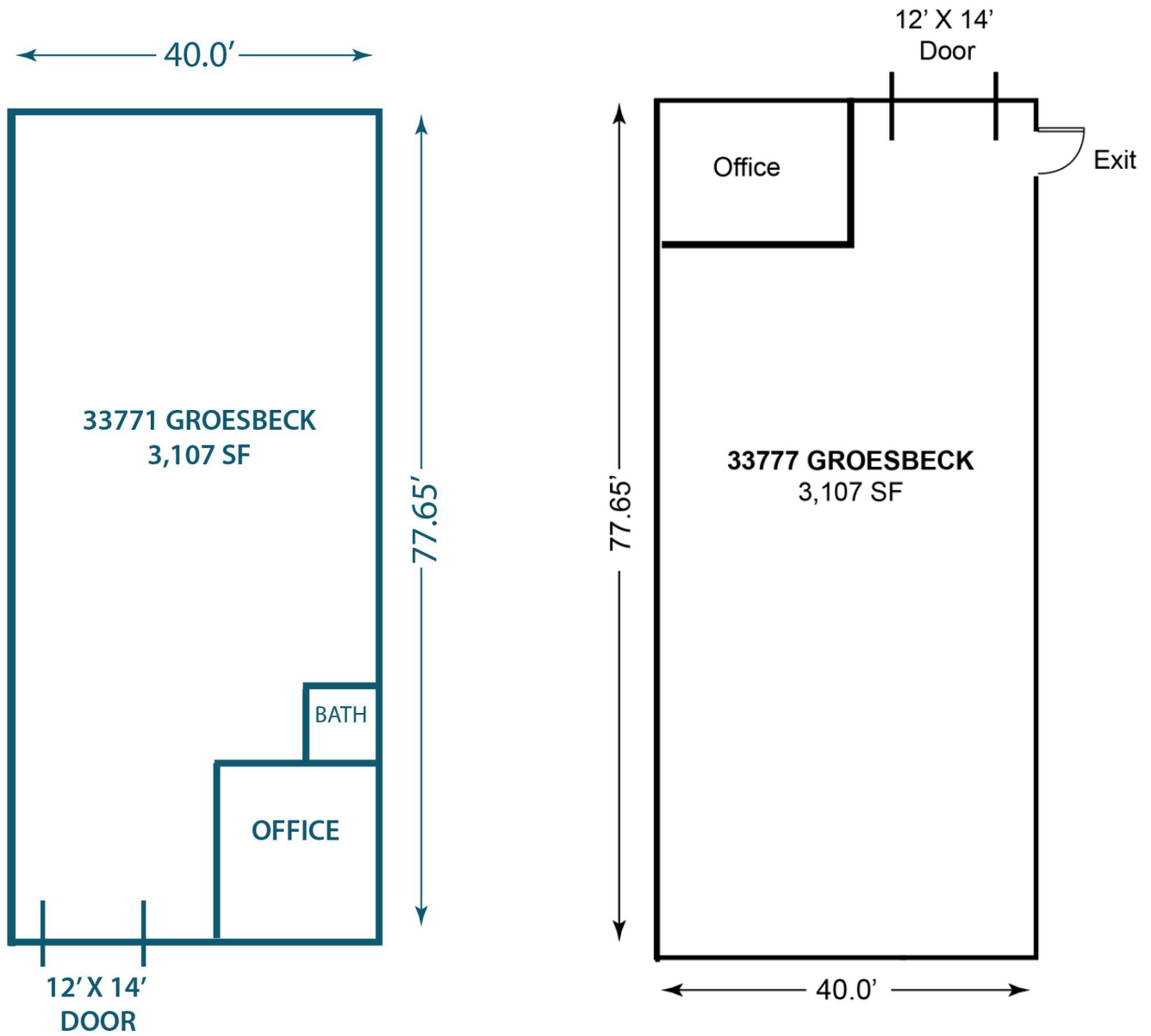
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# ADDITIONAL PHOTOS



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# FLOOR PLANS



Unit 33771

Unit 33777



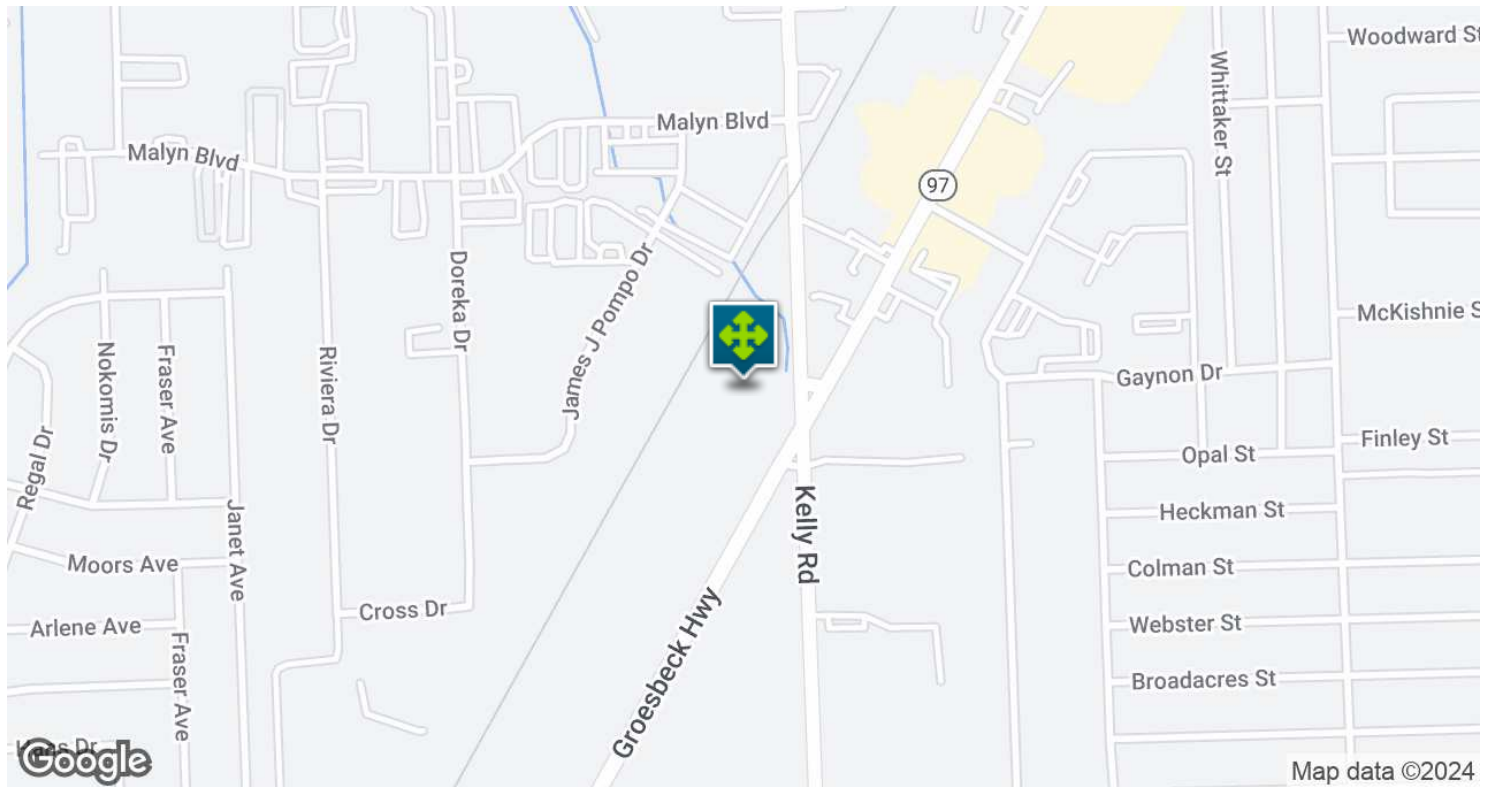
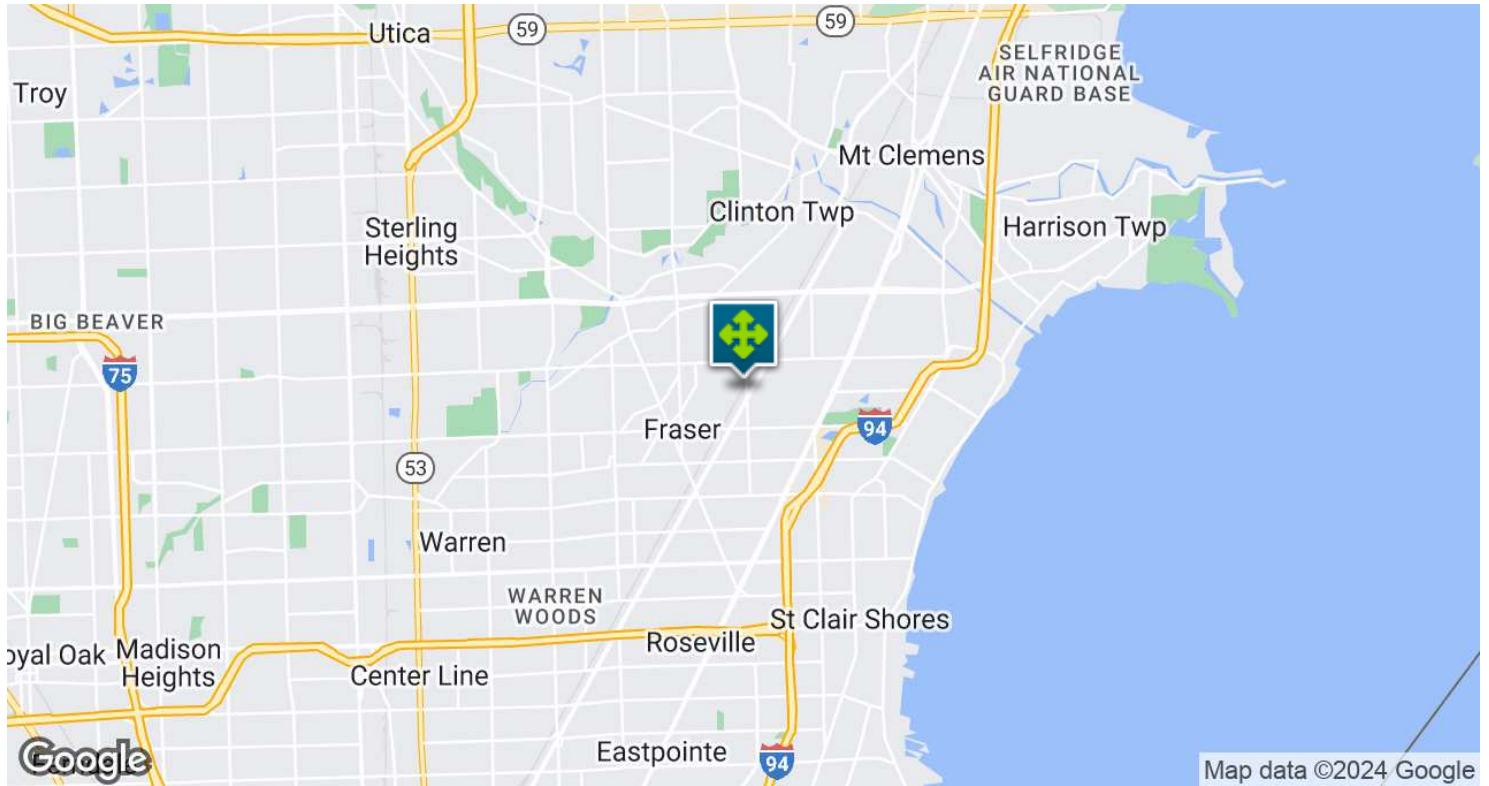
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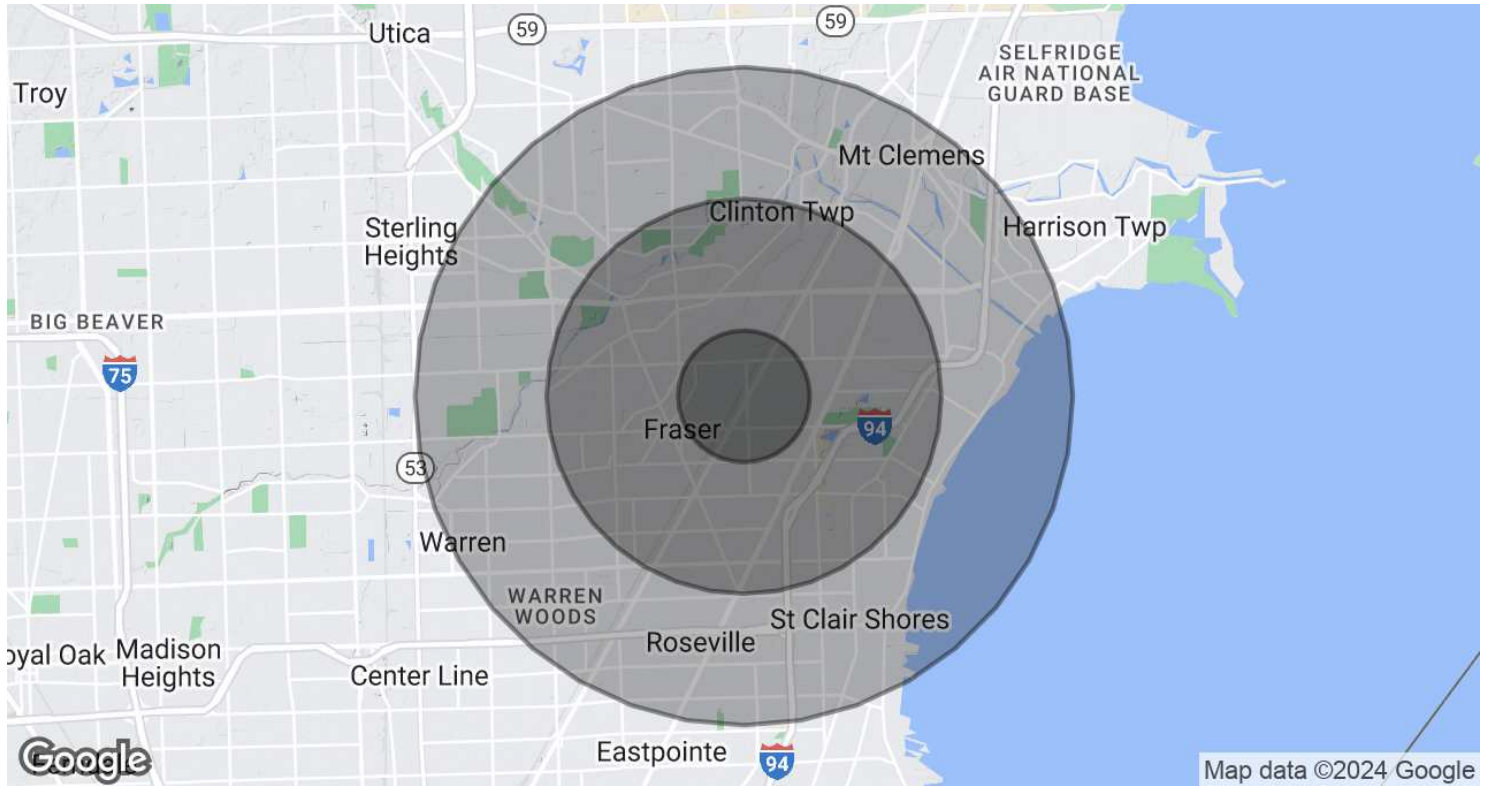
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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	10,782	106,892	310,417
<b>Average Age</b>	38.0	40.4	40.9
<b>Average Age (Male)</b>	37.0	38.1	39.1
<b>Average Age (Female)</b>	39.1	42.4	42.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	4,326	45,200	130,225
<b># of Persons per HH</b>	2.5	2.4	2.4
<b>Average HH Income</b>	\$54,830	\$58,602	\$60,554
<b>Average House Value</b>	\$133,655	\$146,257	\$150,585

2020 American Community Survey (ACS)



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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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