

INDUSTRIAL PROPERTY // FOR LEASE

4,300 SF FOR LEASE ON GROESBECK HWY IN FRASER

33737 GROESBECK HWY
FRASER, MI 48026



- 4,300 SF Industrial Space
- 400 SF Office Space
- Two (2) - 12'x14' doors
- 800 AMP/220 volt



P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500
Southfield, MI 48076
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33737 pacommercial.com

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EXECUTIVE SUMMARY



Lease Rate

**\$9.95 SF/YR
(GROSS)**

OFFERING SUMMARY

Building Size:	33,000 SF
Available SF:	4,300 SF
Year Built:	1960
Renovated:	2018
Zoning:	Lt. Industrial
Market:	Detroit

PROPERTY OVERVIEW

One unit with 4,300 SF available for lease. Light industrial, (2-4) 12'x14' doors, 17' clear, 400 - 800 sf office, 400 AMP/220 volt, 40' x 100' or 80' x 100', floor drain, (2) bathrooms per unit, and skylights. Outstanding location, 2 miles to I-94 and 3 miles to I-696. Low gross rates, landlord pays the taxes, insurance, and exterior maintenance.

LOCATION OVERVIEW

Location between Kelly & Garfield Rd with close proximity to I-94 and I-696.

PROPERTY HIGHLIGHTS

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FINISHMASTER

John T. Arthurs PRINCIPAL

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INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	33,000 SF
Lease Rate:	\$9.95 SF/yr Gross
Space Available:	4,300 SF
Shop SF:	3,600 SF
Office SF:	400 SF
Zoning:	Lt. Industrial
Lot Size:	Mutli-Tenant
Fenced Yard:	No
Trailer Parking:	No
Year Built / Renovated:	1960 / 2018
Construction Type:	Block
Clear Height:	17'
Overhead Doors:	(2-4) 12' x 14'
Truckwells/Docks:	No
Cranes:	N/A
Column Spacing:	40' x 100'
Power:	400 or 800 AMP / 220 Volt
Air Conditioning:	No
Heat Type:	Tube Radiant
Lighting:	Fluorescent
Taxes:	Landlord Pays



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ADDITIONAL PHOTOS



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AERIAL MAP



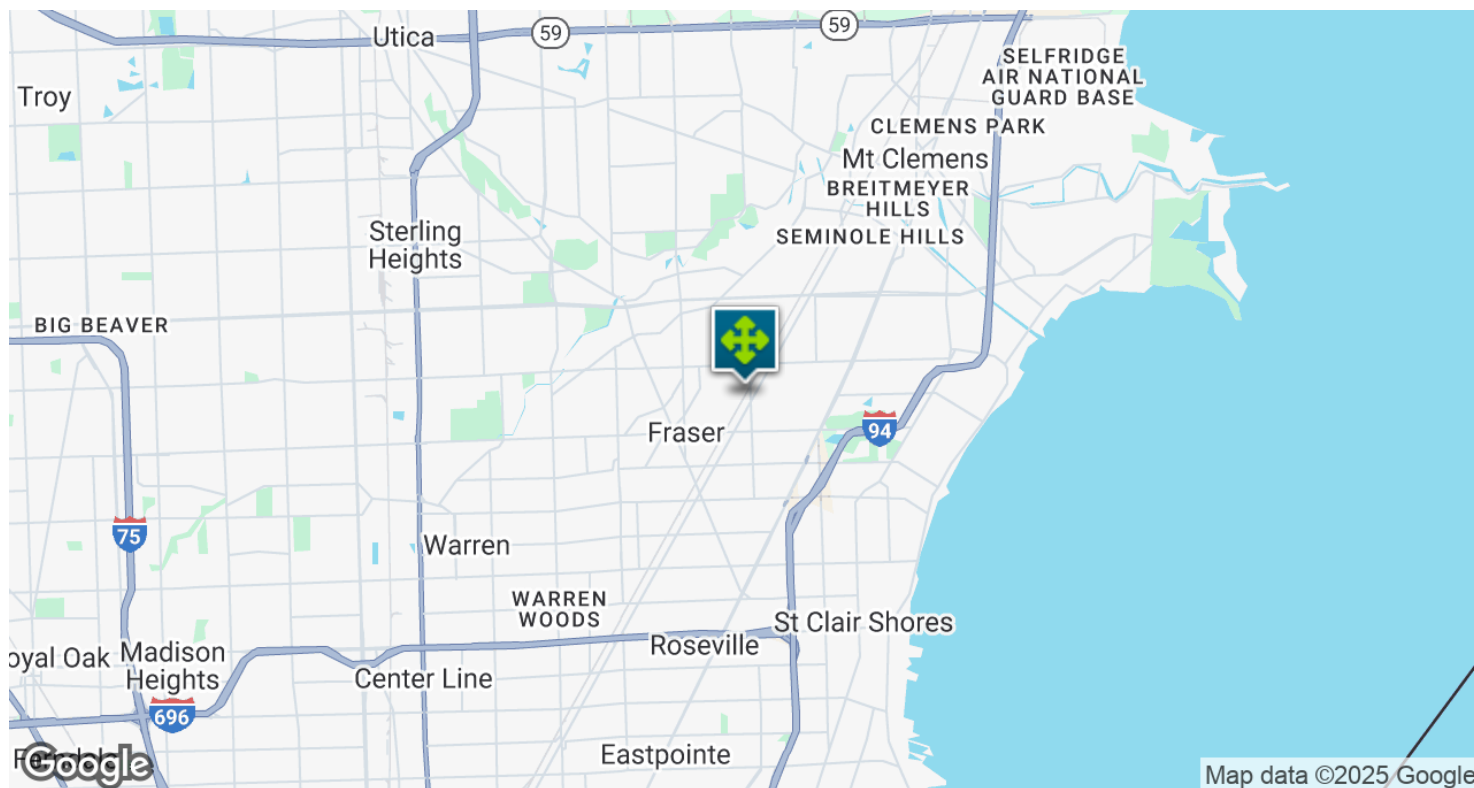
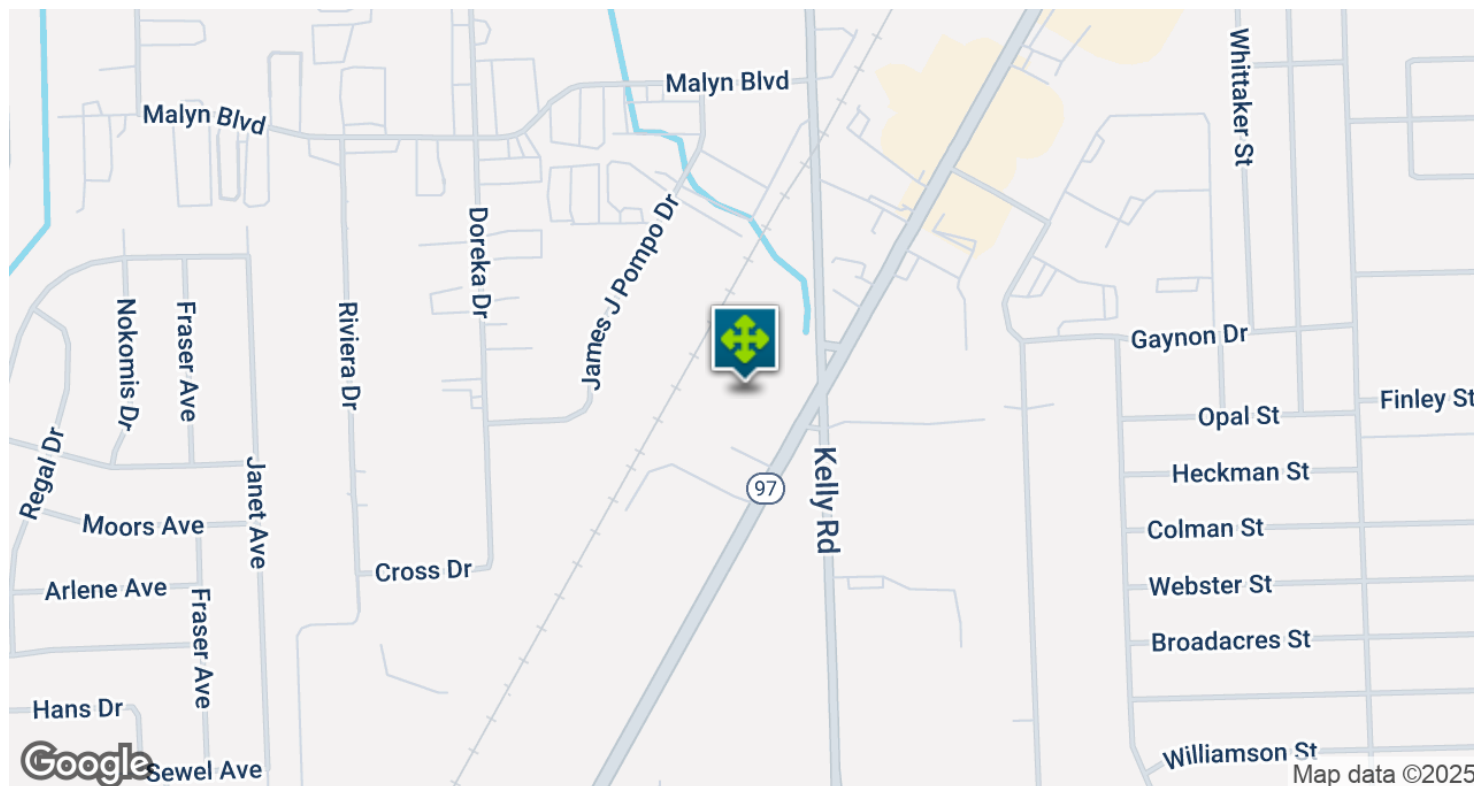
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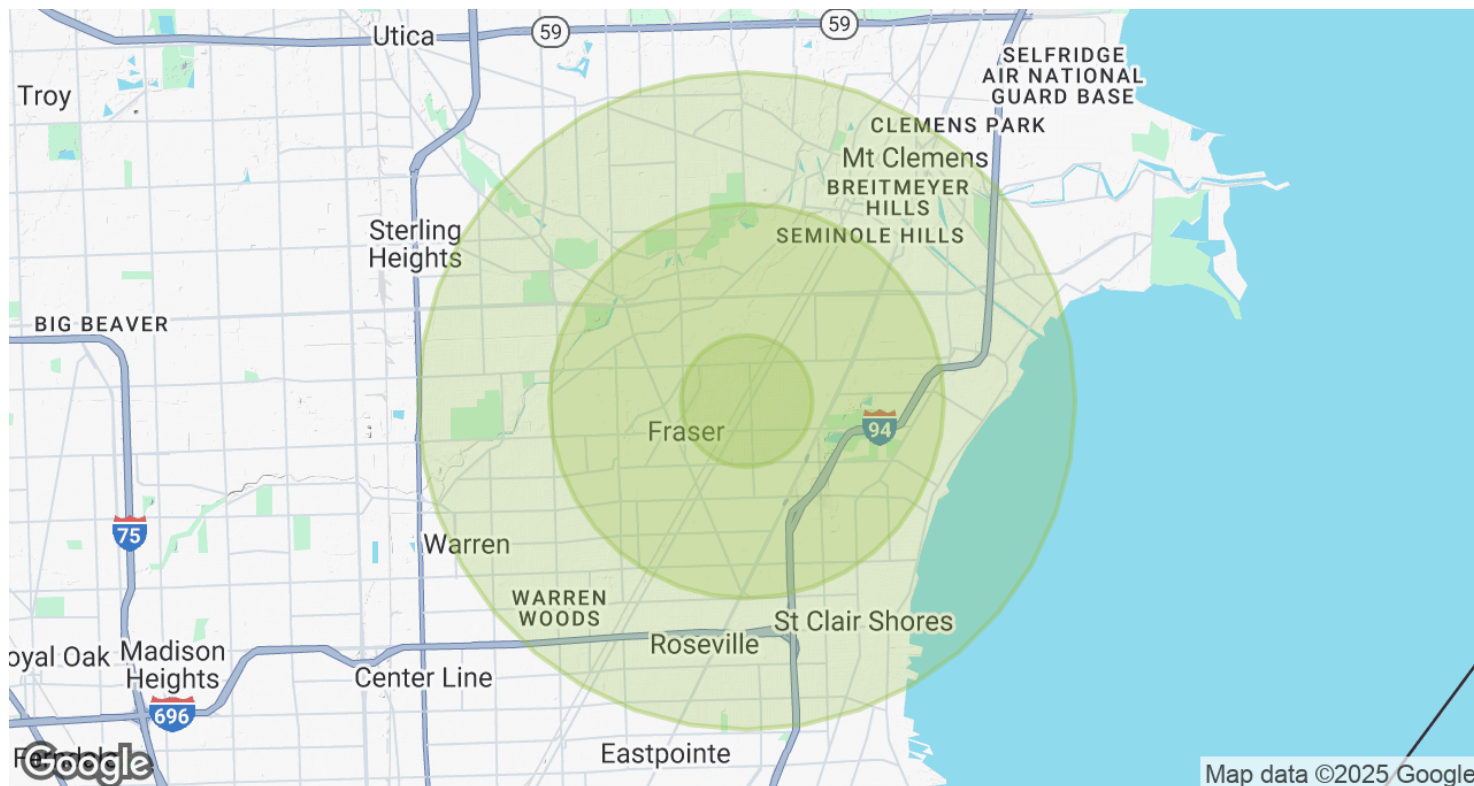
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,906	108,419	309,862
Average Age	37.9	40.4	41.0
Average Age (Male)	37.1	38.1	39.2
Average Age (Female)	39.0	42.3	42.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,394	45,829	129,999
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$54,942	\$58,345	\$60,467
Average House Value	\$131,412	\$145,581	\$149,848

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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