

## INDUSTRIAL PROPERTY // FOR LEASE

# 2,800 SF INDUSTRIAL ON GROESBECK HWY FOR LEASE

33890 GROESBECK HWY  
CLINTON TOWNSHIP, MI 48035



- 2,800 SF Industrial / Flex Space
- 200 SF Office Space
- 15' Clear Height
- 220 Volt/200 AMP

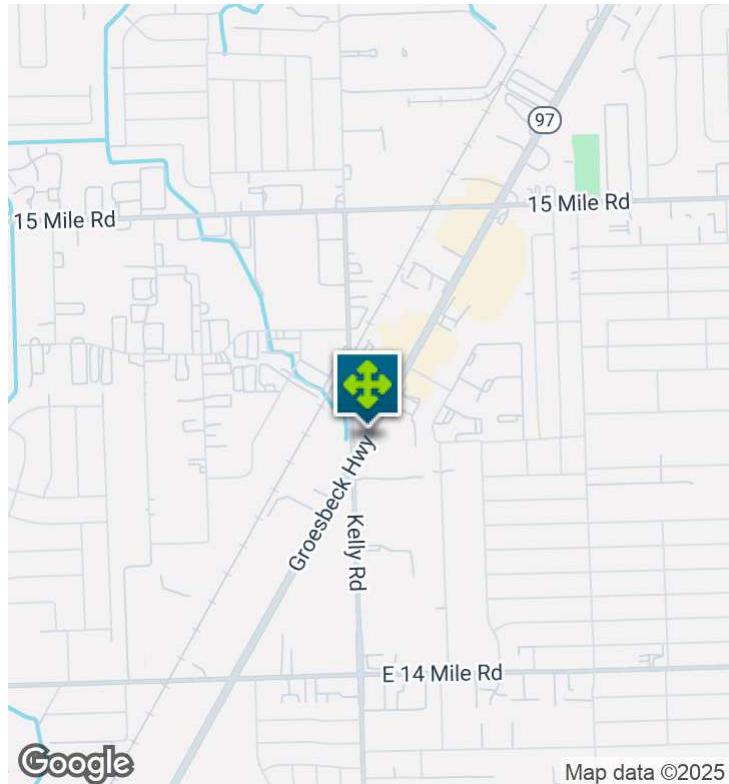


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26555 Evergreen Road, Suite 1500  
Southfield, MI 48076  
248.358.0100  
[pacommercial.com](http://pacommercial.com)

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## EXECUTIVE SUMMARY



<b>Lease Rate</b>	<b>\$9.50 SF/YR (GROSS)</b>
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### OFFERING SUMMARY

<b>Building Size:</b>	16,800 SF
<b>Available SF:</b>	2,800 SF
<b>Lot Size:</b>	2.47 Acres
<b>Year Built:</b>	1985
<b>Zoning:</b>	Light Industrial
<b>Market:</b>	Detroit
<b>Submarket:</b>	Groesbeck Central

### PROPERTY OVERVIEW

2,800 SF with 200 SF offices, 15' clear, (2) - 12x12 doors, 200 AMP/220 volt. Ideal for manufacturing or warehouse uses. Mezzanine space over the offices. 2 miles to I-94 and 3 miles to I-696. Immediate occupancy. Gross rate includes taxes, insurance and exterior maintenance.

### LOCATION OVERVIEW

Located between Groesbeck Hwy and Kelly Rd. Minutes to I-696 and I-94.

### PROPERTY HIGHLIGHTS

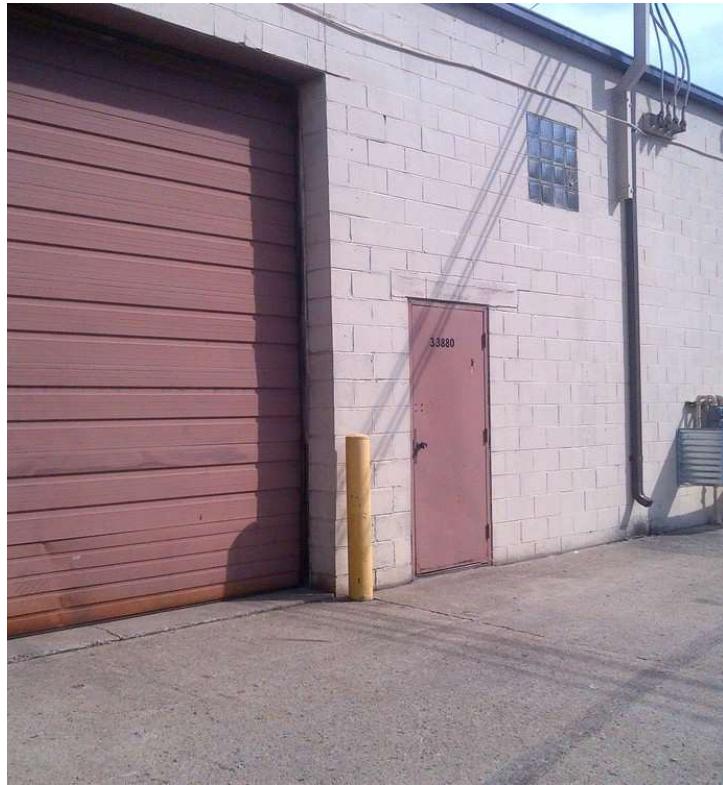
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- 200 SF Office Space
- 15' Clear Height
- 220 Volt/200 AMP

## INDUSTRIAL DETAILS

<b>Property Type:</b>	Industrial
<b>Building Size:</b>	16,800 SF
<b>Space Available:</b>	2,800 SF
<b>Shop SF:</b>	2,600 SF
<b>Office SF:</b>	200 SF
<b>Mezzanine SF:</b>	n/a
<b>Occupancy:</b>	Immediate
<b>Zoning:</b>	Light Industrial
<b>Lot Size:</b>	2.47 Acres
<b>Parking Spaces:</b>	5
<b>Fenced Yard:</b>	No
<b>Trailer Parking:</b>	No
<b>Year Built / Renovated:</b>	1985
<b>Construction Type:</b>	Brick & Block
<b>Clear Height:</b>	15'
<b>Overhead Doors:</b>	(1) 12' x 12'
<b>Truckwells/Docks:</b>	No
<b>Cranes:</b>	No
<b>Power:</b>	220 Volt   200 AMP
<b>Buss Duct:</b>	No
<b>Air Conditioning:</b>	No
<b>Heat Type:</b>	Gas Unit
<b>Taxes:</b>	Paid by the Landlord

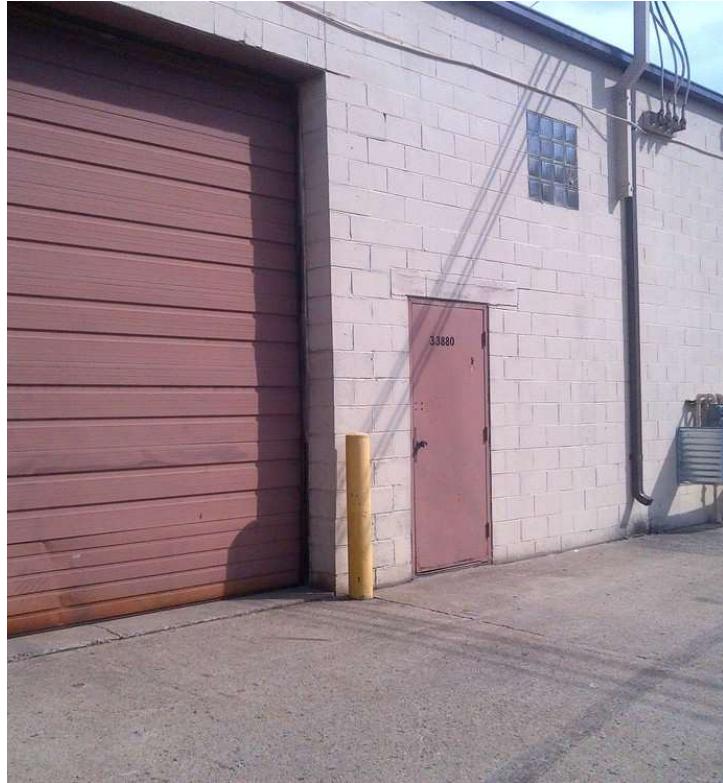
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## ADDITIONAL PHOTOS



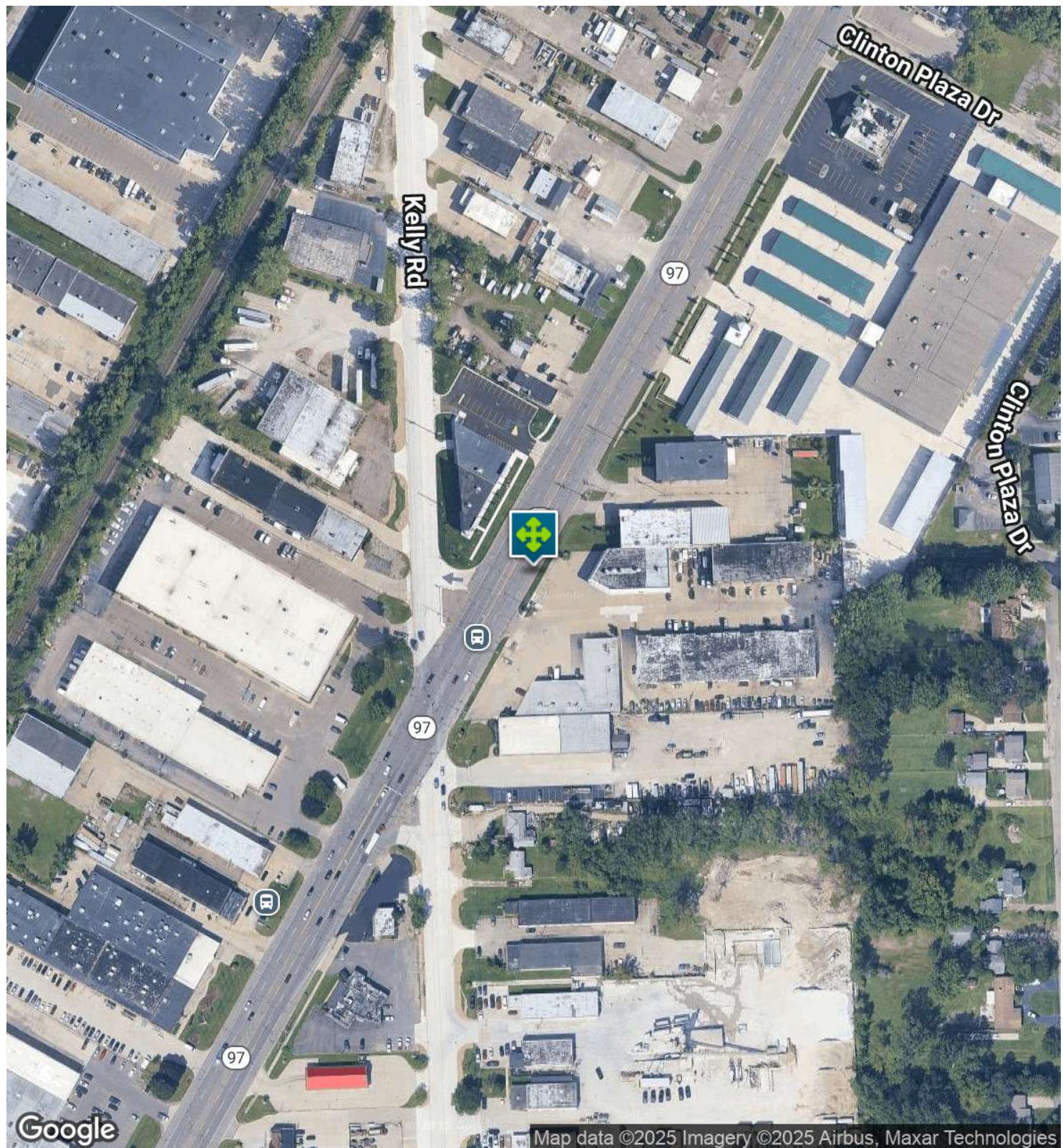
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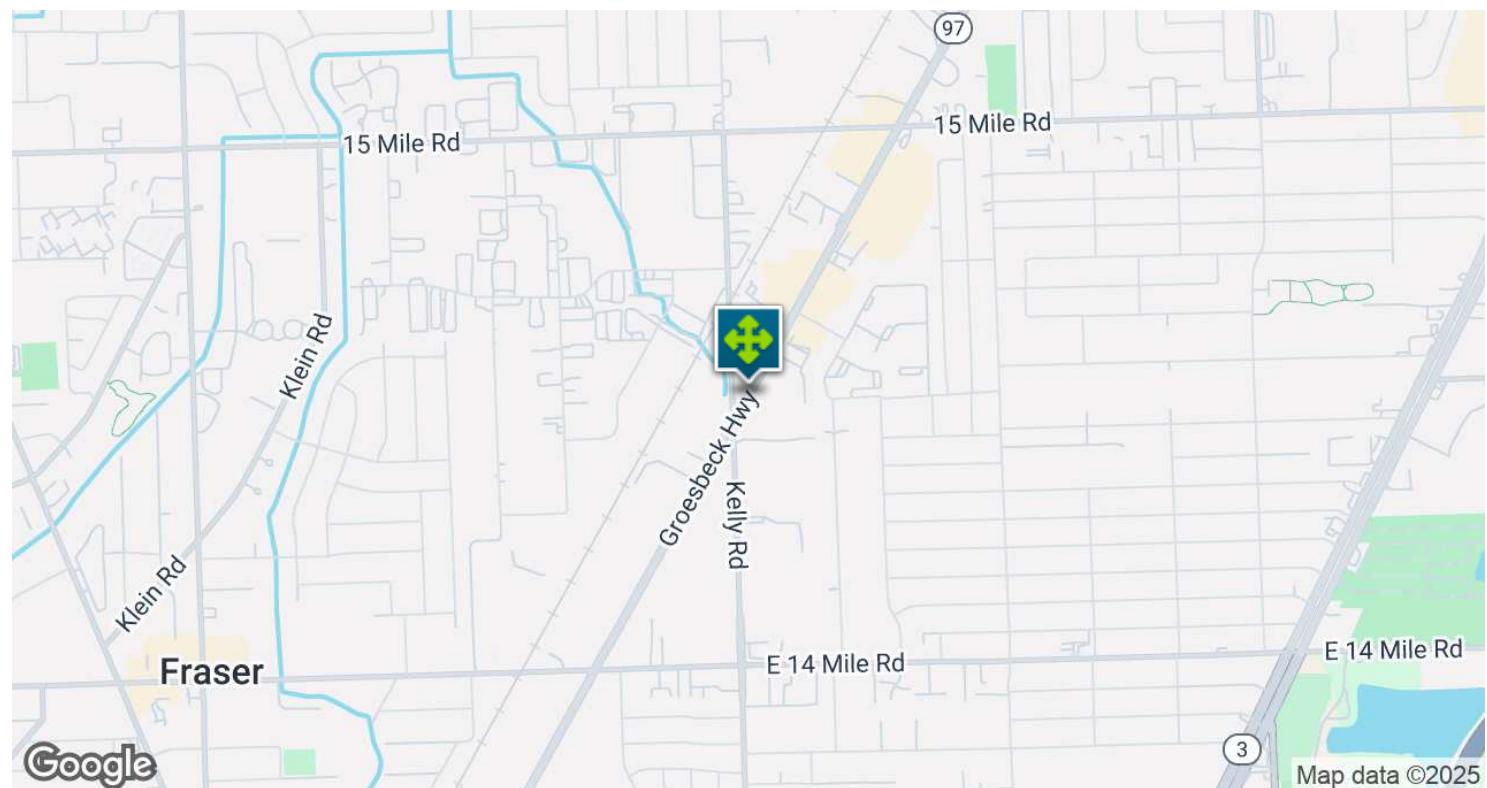
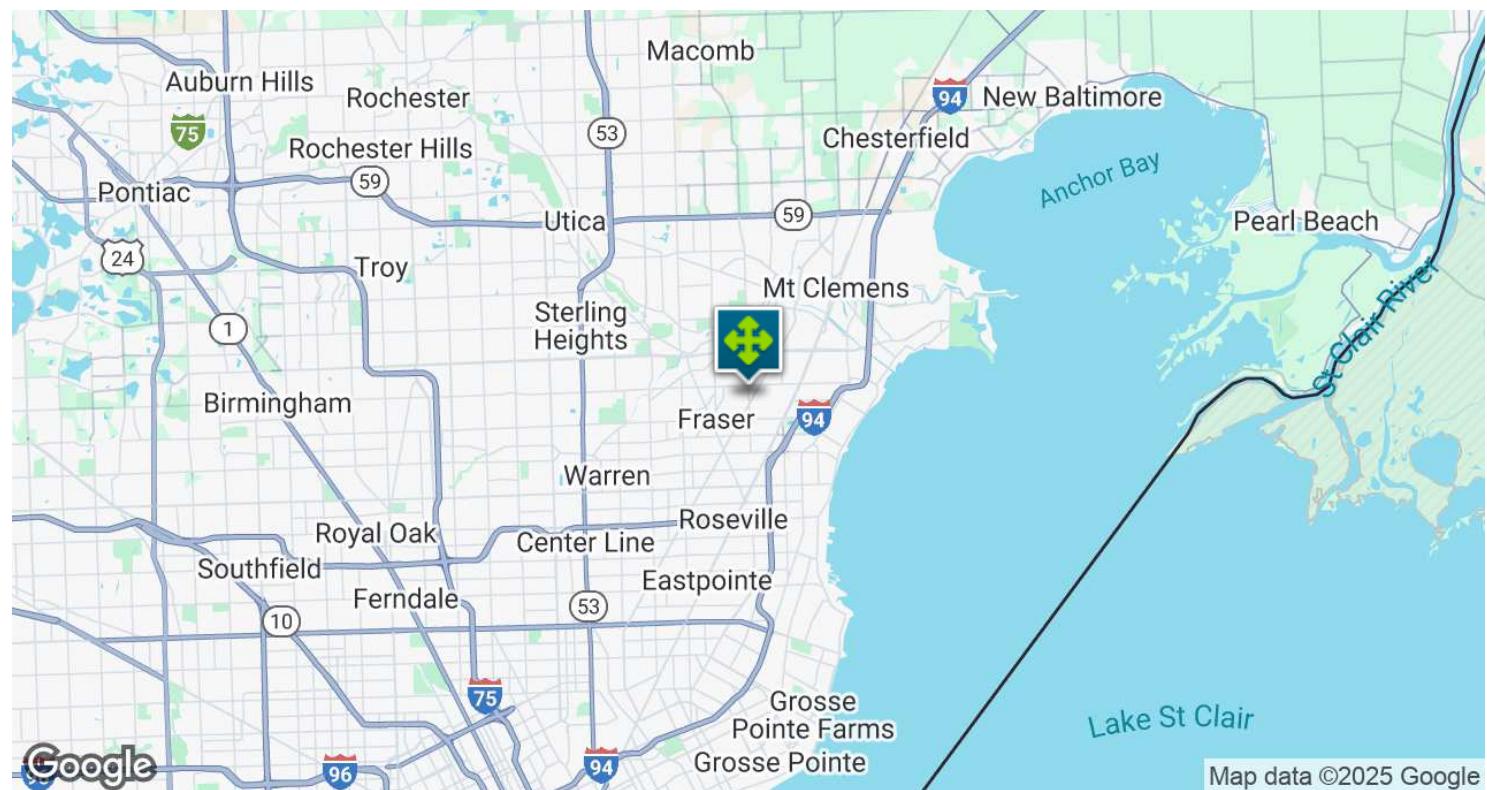
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## AERIAL MAP



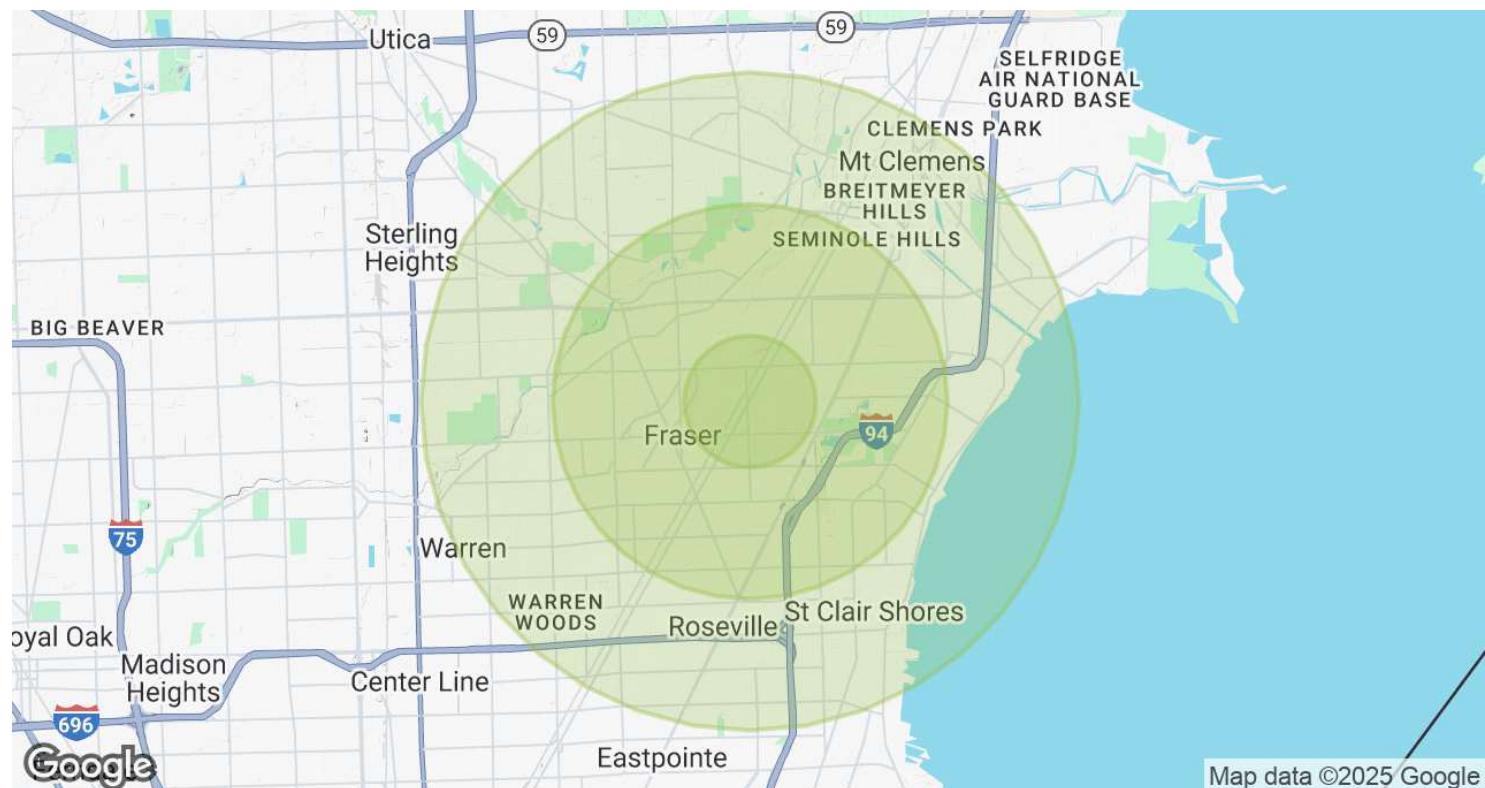
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## LOCATION MAP



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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,677	107,109	306,260
Average Age	37.6	40.4	40.9
Average Age (Male)	36.5	38.1	39.1
Average Age (Female)	38.6	42.3	42.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,698	45,254	128,707
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$53,286	\$58,579	\$60,238
Average House Value	\$129,580	\$144,542	\$149,218

2020 American Community Survey (ACS)

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**CONTACT US**



**FOR MORE INFORMATION, PLEASE CONTACT:**



**John T. Arthurs**

PRINCIPAL

**D:** 248.663.0506

**C:** 248.563.3225

[johna@paccommercial.com](mailto:johna@paccommercial.com)

**P.A. Commercial**

26555 Evergreen Road, Suite 1500  
Southfield, MI 48076

**P:** 248.358.0100

**F:** 248.358.5300

[paccommercial.com](http://paccommercial.com)

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