

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



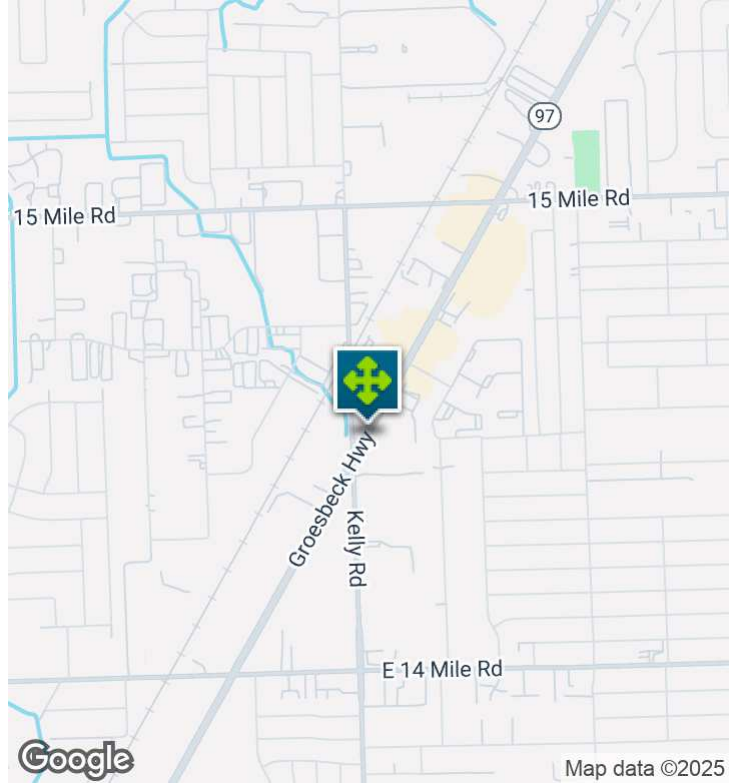
P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500
Southfield, MI 48076
248.358.0100
pacommercial.com

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EXECUTIVE SUMMARY



Lease Rate	\$9.50 SF/YR (GROSS)
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OFFERING SUMMARY

Building Size:	16,800 SF
Available SF:	2,800 SF
Lot Size:	2.47 Acres
Year Built:	1985
Zoning:	Light Industrial
Market:	Detroit
Submarket:	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

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



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John T. Arthurs PRINCIPAL
D: 248.663.0506 | C: 248.563.3225
johna@pacommercial.com

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INDUSTRIAL DETAILS

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



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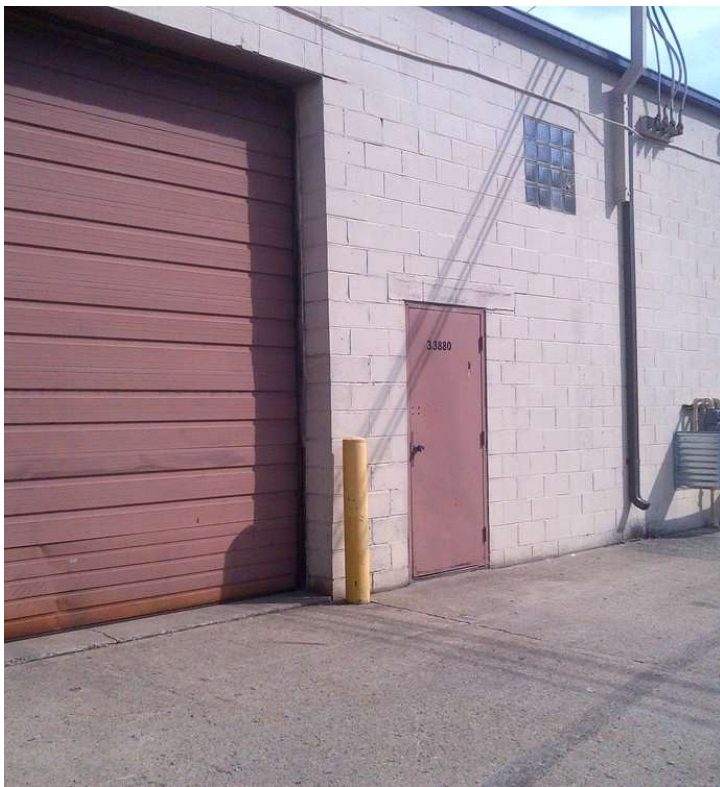
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ADDITIONAL PHOTOS



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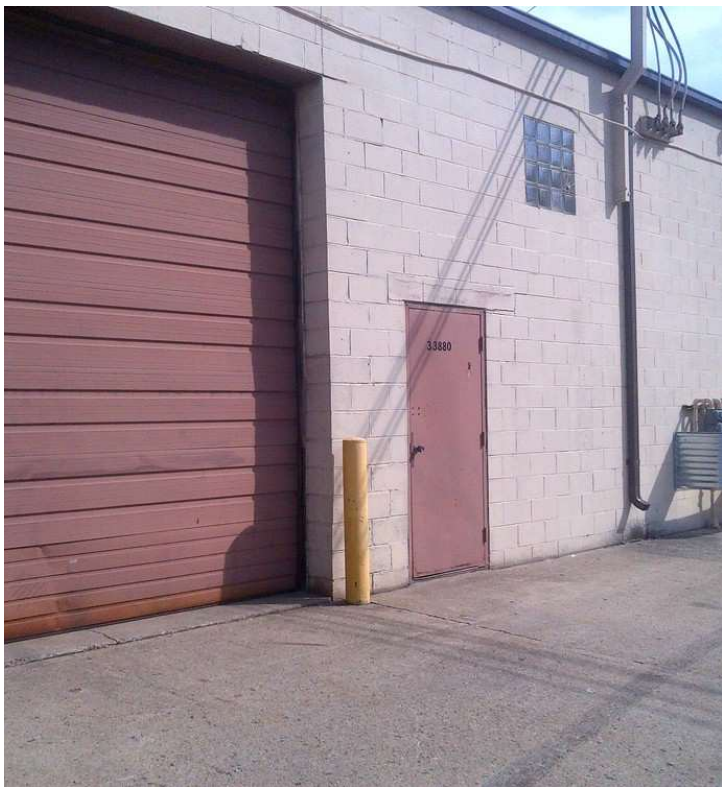
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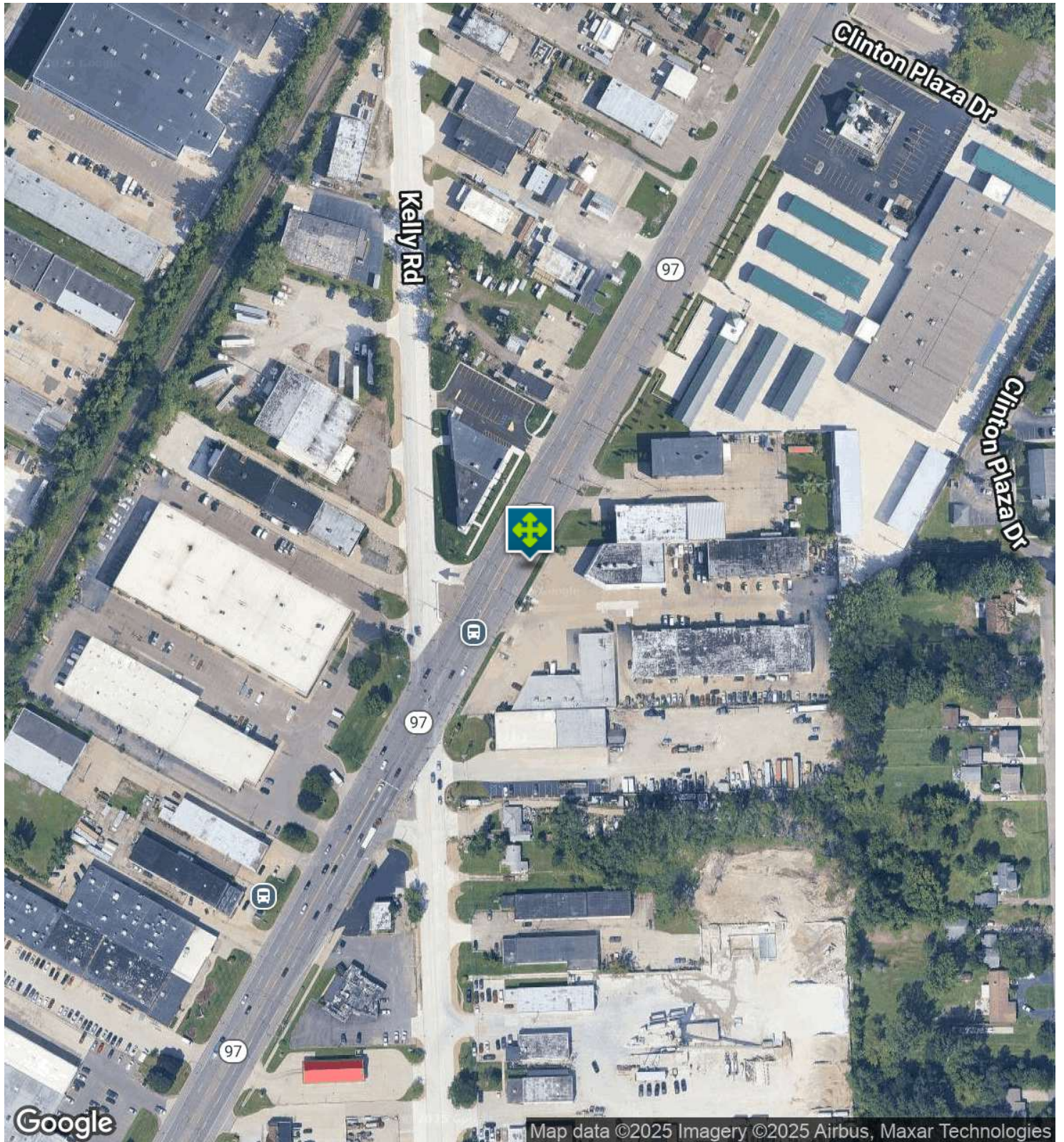
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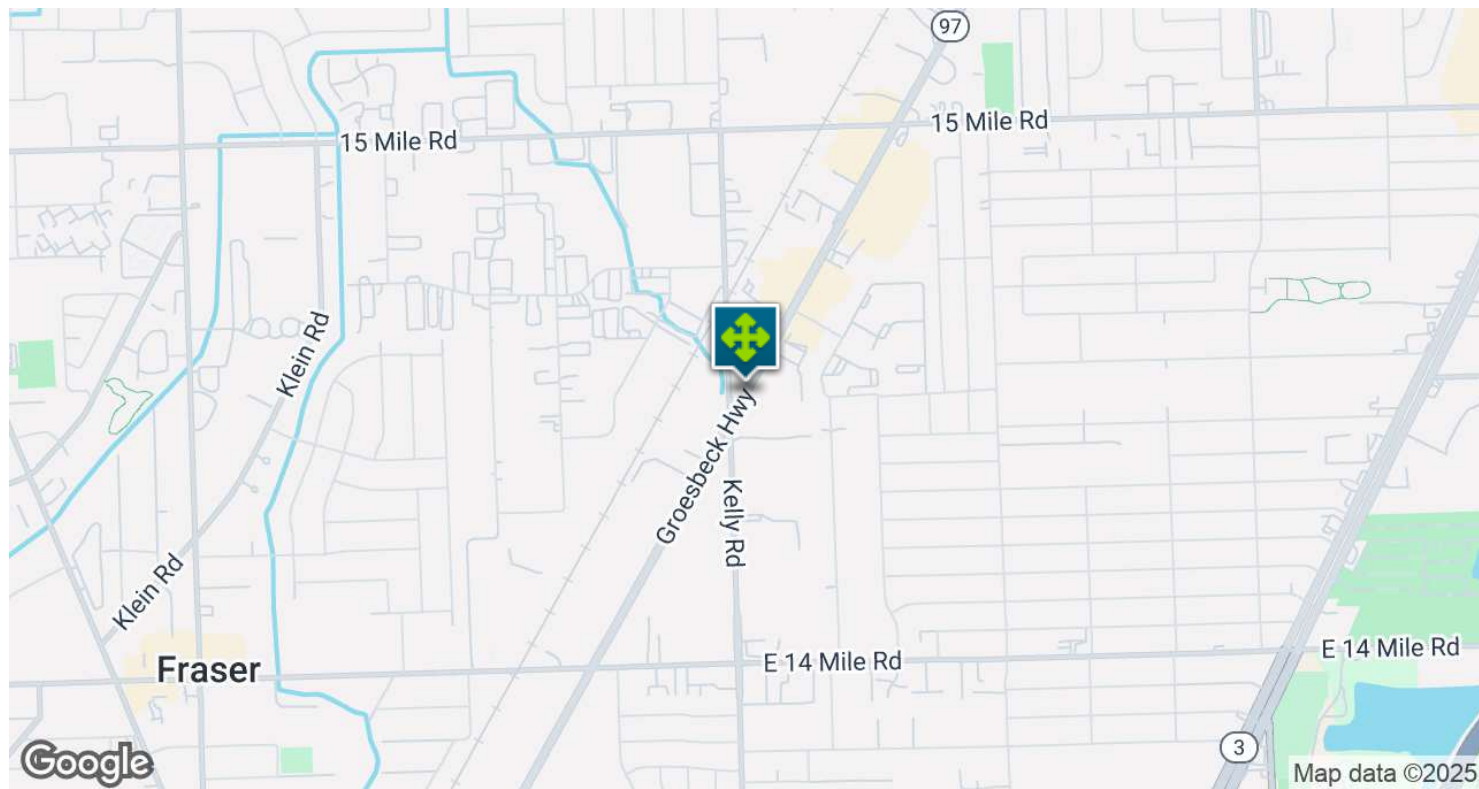
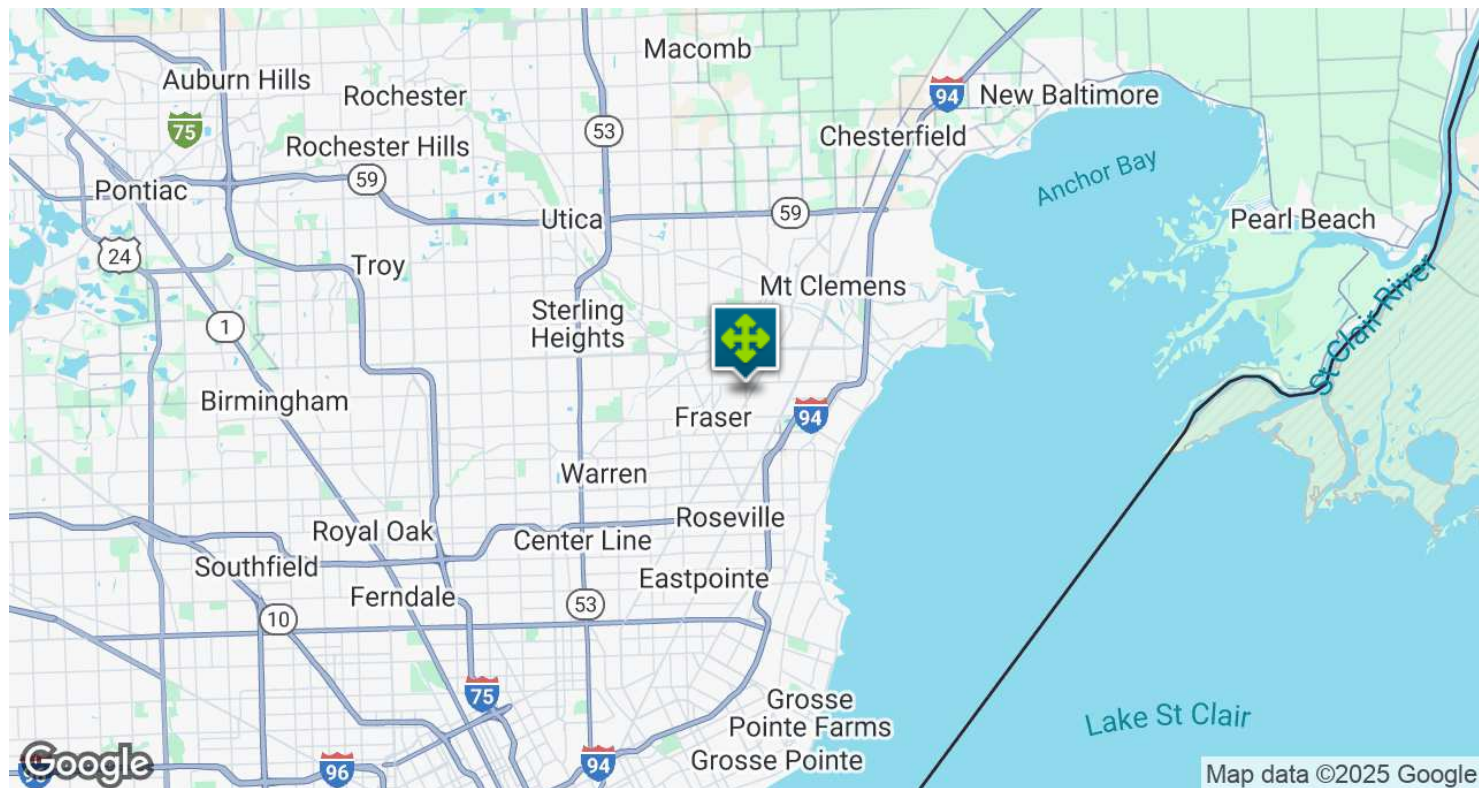
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AERIAL MAP



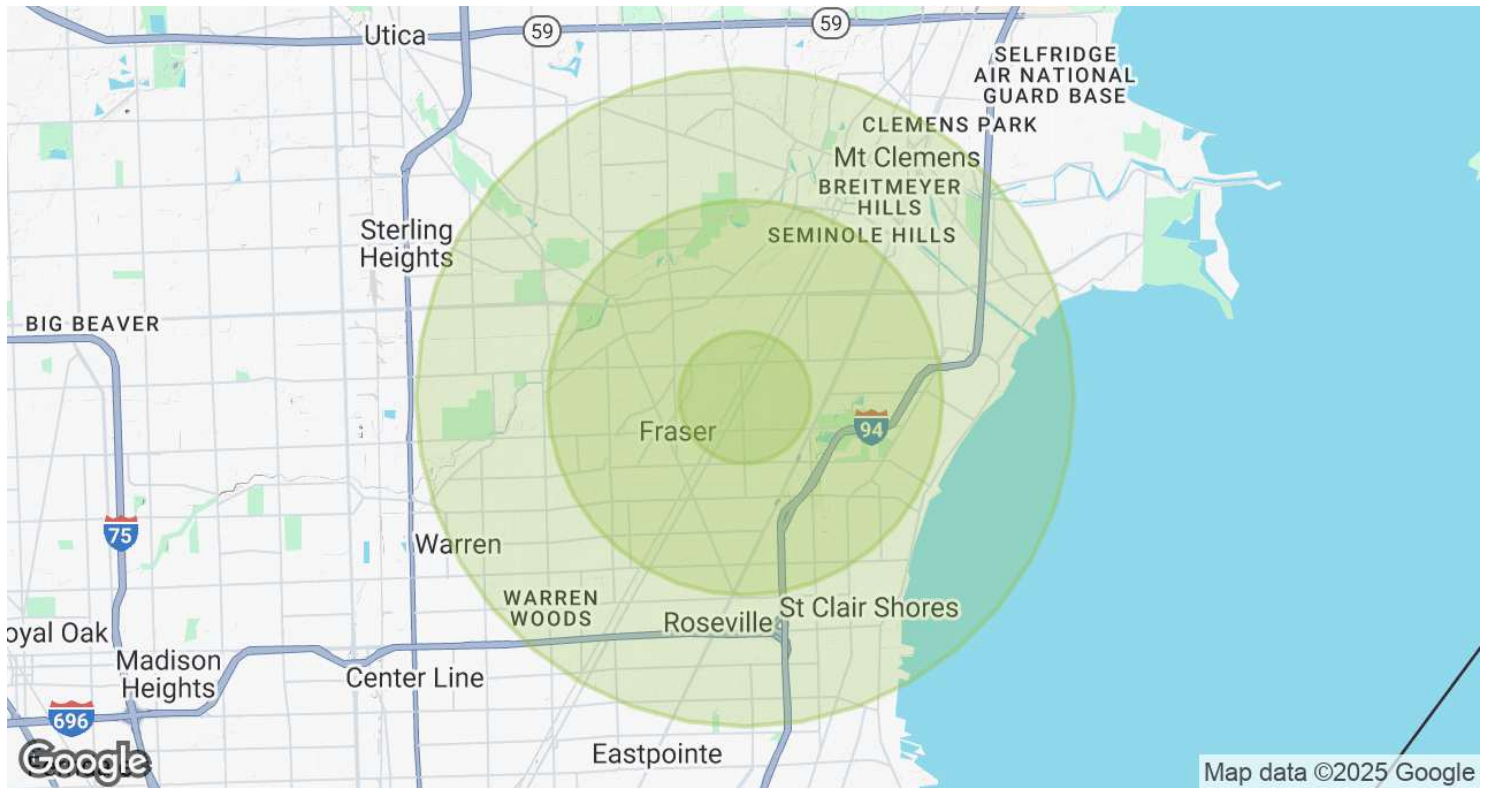
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LOCATION MAP



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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:



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