

- Excellent showroom / warehouse space with main street exposure just South of 16 Mile Road
- Gross lease rate includes base year real estate taxes, building insurance, lawn care and snow removal
- Traffic count: 34,250 Cars Per Day (2025)
- Corner influence / ample parking
- 20' clear height / grade level door
- \$9.50 PSF Gross

**Burger & Company**

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38345 W. 10 Mile Road, Suite 100  
Farmington Hills, MI 48335

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.

# FOR LEASE

35900 Groesbeck Highway  
Clinton Township, MI



## BUILDING SPECIFICATIONS

<b>Location</b>	South of 16 Mile Road	<b>Square Feet Available</b>	6,638 Sf
<b>Zoning</b>	Light Industrial	<b>Warehouse Square Feet</b>	5,038 SF
<b>Lot Size</b>	Multi	<b>Year Built</b>	2003
<b>Construction</b>	Brick/Steel	<b>Roof</b>	Rubber
<b>Clear Height</b>	20'	<b>Grade Level Doors</b>	One (1) 12'x14' Power
<b>Cranes</b>	No	<b>Truck Well</b>	None
<b>Lighting</b>	LED	<b>Power</b>	200 Amps
<b>Heating</b>	HVAC	<b>Sprinklers</b>	Yes
<b>Parking</b>	Ample	<b>Restrooms</b>	Two (2)

### Description

- Excellent showroom / warehouse space with main street exposure just South of 16 Mile Road
- Gross lease rate includes base year real estate taxes, building insurance, lawn care and snow removal
- Traffic count: 34,250 Cars Per Day (2025)
- Corner influence / ample parking
- Excellent truck turning radius

<b>Lease Rate</b>	\$9.50 PSF
<b>Monthly</b>	\$5,255.00
<b>Lease Type</b>	Gross
<b>Availability</b>	Immediate

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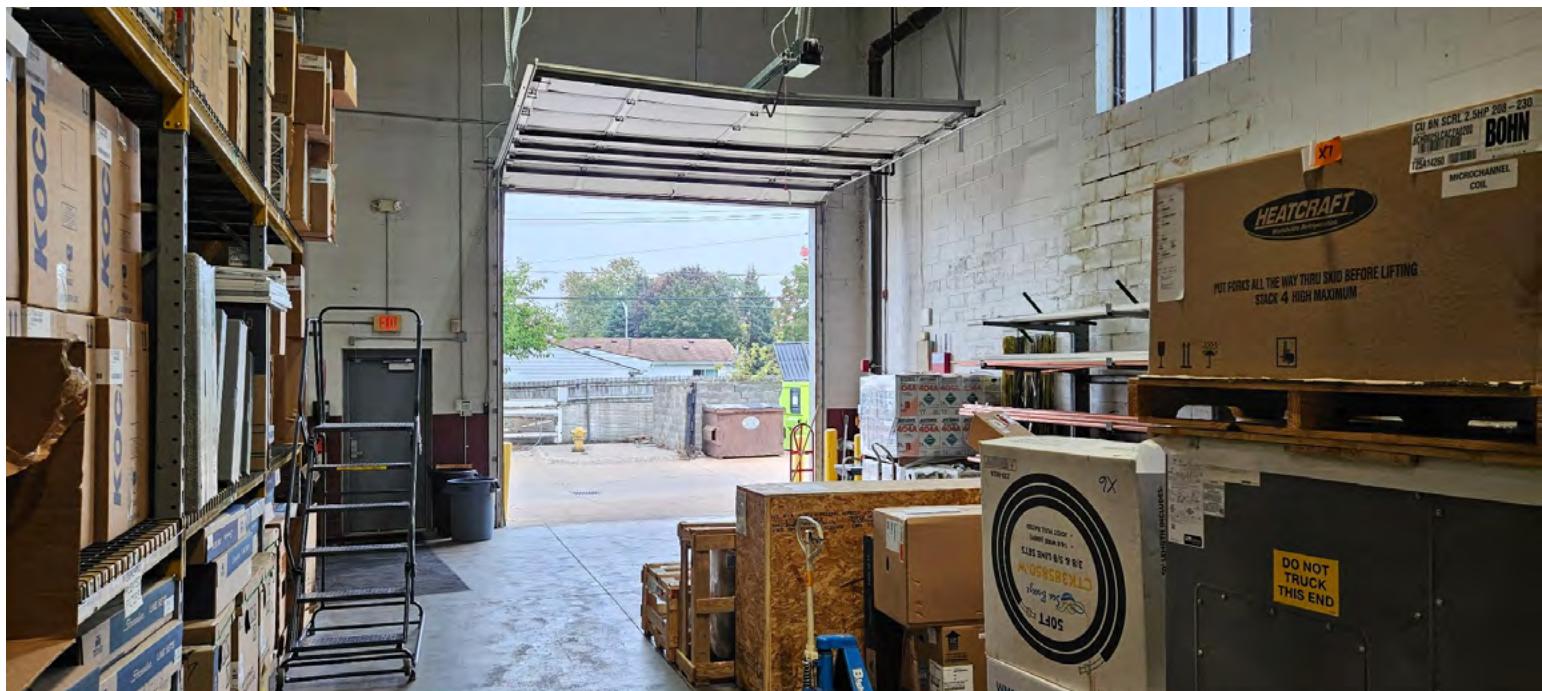
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## INTERIOR IMAGES



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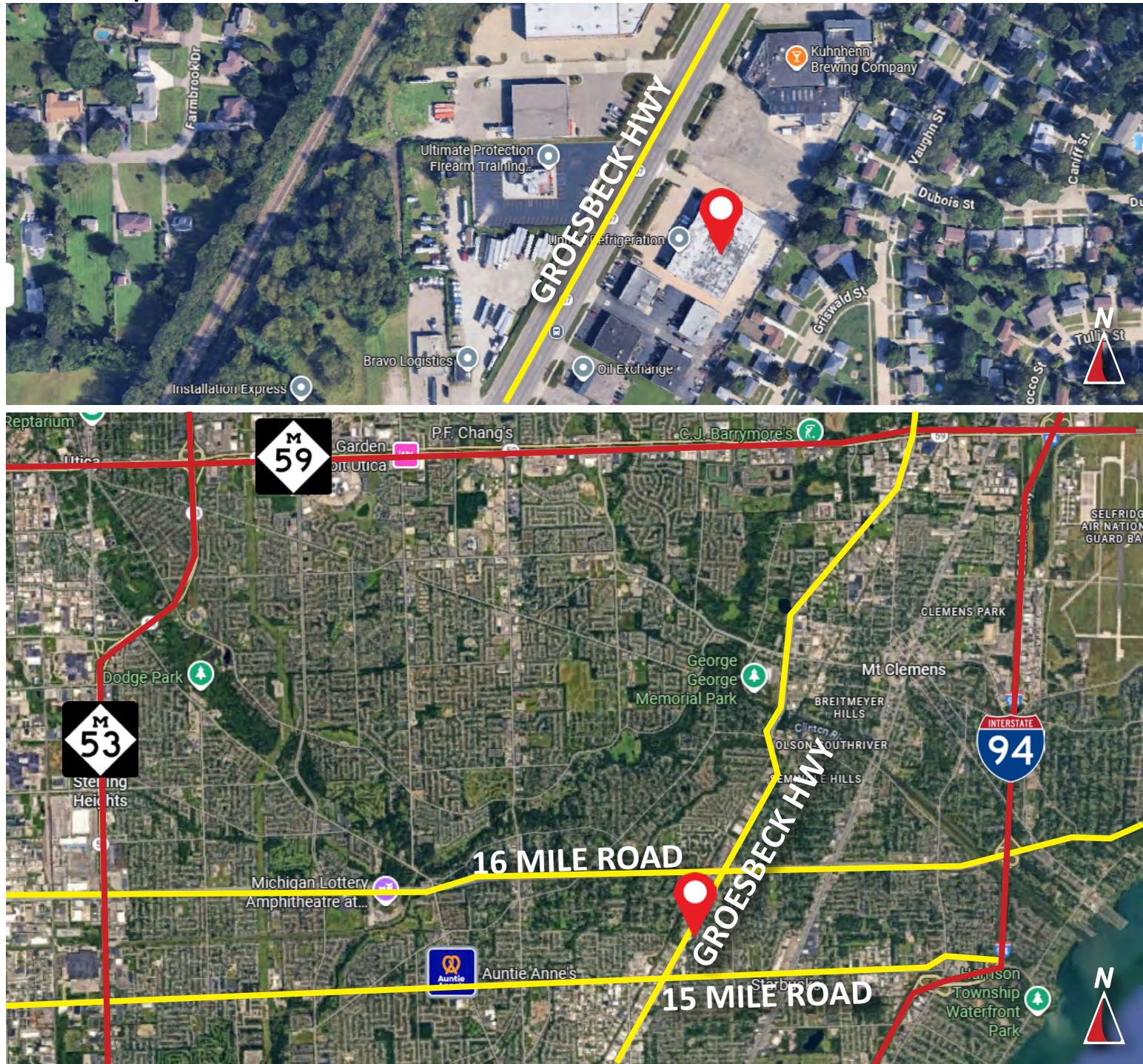
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## AERIAL / LOCATION MAP



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