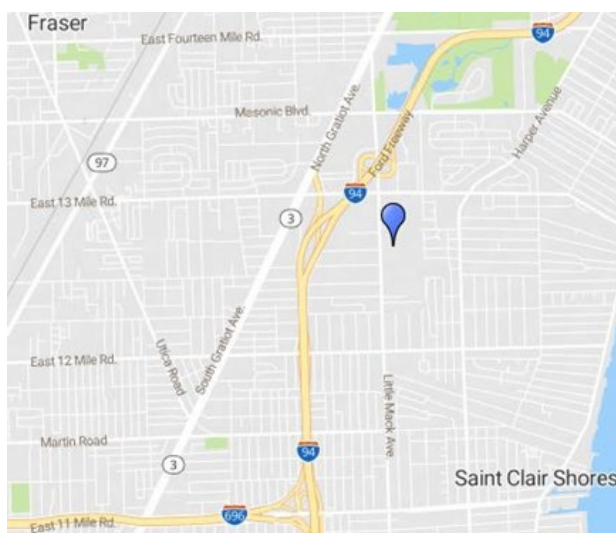




FOR SUBLEASE

30450 Little Mack Ave.

Roseville, MI



Property Highlights

- 129,021 square feet
- 3,770 square feet of office
- 15 truckwells, (3) 12x14 grade level doors
- 16' – 20' clear
- 130 parking spaces
- Less than ½ mile to I-94
- Suitable for manufacturing, warehouse and distribution uses. Very clean.
- Available December 1, 2025

For information, please contact:

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INDUSTRIAL – Sublease

30450 Little Mack Ave
Roseville, MI



| | |
|-------------------------------|--|
| Total Building Size: | 129,021 |
| Total Available: | 129,021 |
| Age: | 1968;2012 |
| Factory: | 125,248 |
| Office: | 3,773 |
| Minimum Divisible: | 129,021 |
| Zoned: | Ind (I-1) |
| Sublease Rate: | \$6.25/sf NNN |
| Monthly Sublease Rate: | \$67,198.44 |
| Taxes | \$189,296.45 (Winter 2024 / Summer 2025) |

Property Details

| | | | |
|-------------|----------------|--------------|---|
| Acreage: | 6.12 | Power: | |
| Frontage: | 386' | Buss: | Yes (60' run) |
| Depth: | 689' | Lights: | T8 / Fluorescent |
| Parking: | 130 | Truckwell: | 15 |
| Expandable: | No | Grade Door: | 4 |
| Storage: | No | Heating: | Radiant tube; Cambridge (north section) |
| Clearance: | 16' - 24' | A/C: | Office |
| Bay Size: | 40', 45' & 63' | Sprinklered: | Yes |
| Lavatories: | (2) Office | Airlines: | Yes |
| | (7) Shop | Compressor: | |
| | | Floordrains: | No |

Additional Information:

Highly functional industrial facility ideal for light manufacturing, warehousing, and distribution operations. Clean and well-maintained. Ceiling fans and efficient lighting. Dock areas fully equipped with levelers, lights, and seals. Move-in ready condition.

Less than 1/2 mile from the I-94 interchange, the site offers excellent regional connectivity for transportation and distribution.

Contact Information:

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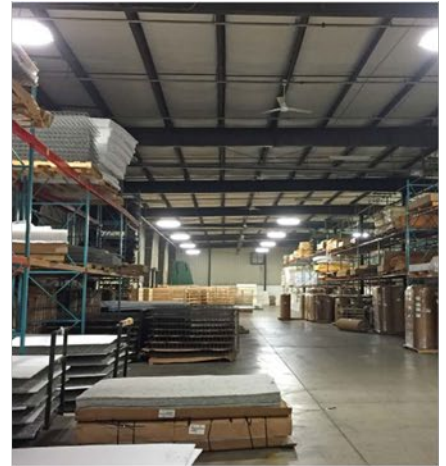
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Site Plan

