

30759 Edison Drive,
Roseville, MI 48066
Stabilized 26,300 SF Industrial
New 5-Year Lease in Place



TDG
COMMERCIAL



PROPERTY FEATURES

- **Size:** 26,300 SF on 1.4 acres in Roseville's Groesbeck Central submarket.
- **Layout:** 25,081 SF of factory and warehouse plus 1,219 SF of finished office.
- **Loading:** Interior truckwell plus two 12' x 12' grade-level overhead doors.
- **Clear Height:** 18' throughout, suitable for stacked storage and equipment.
- **Overhead Cranes:** Three cranes in place: 5-ton, 3-ton, and 2-ton with 12' underhook.
- **Heavy Power:** 1,000 amps at 440/480V three-phase, with bus duct distribution.
- **Fully Sprinklered:** 100% sprinklered, with metal halide lighting and gas-forced-air heat.
- **Highway Access:** Two miles to I-696 with quick access to I-94 via Groesbeck Highway.
- **Site Features:** 1.4 acres with 282' of frontage and 20 surface parking spaces.



For more information, please contact:

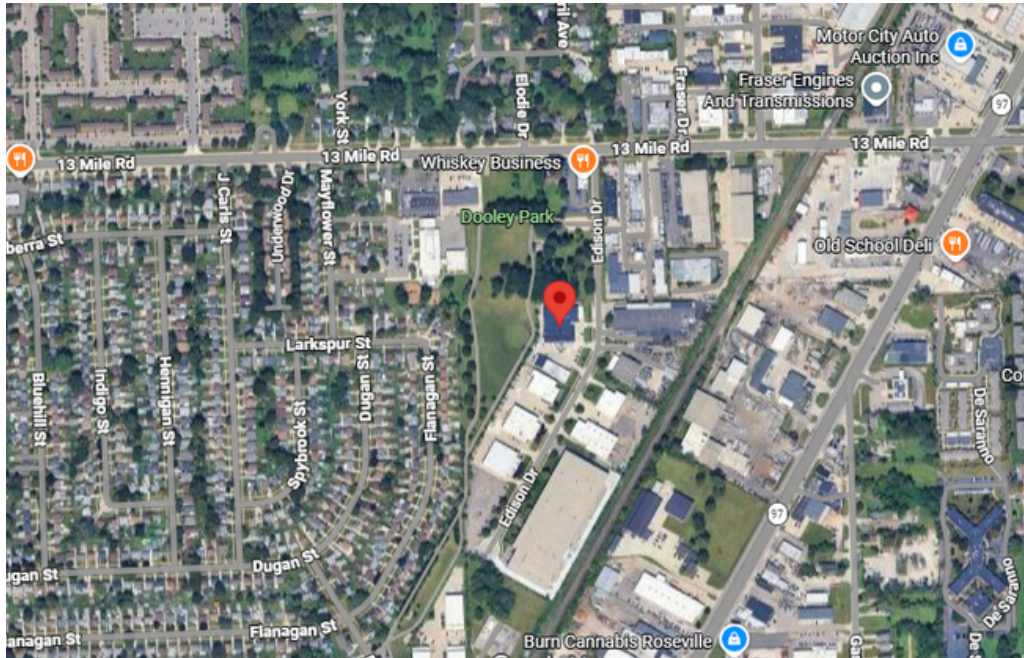
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

Investment-Only Industrial Sale | Roseville, MI

Aerial



INVESTMENT SUMMARY

30759 Edison Drive is offered for sale at \$2,000,000 as an investment-only opportunity featuring a new five-year lease with Falco USA, executed at closing. The 26,300 SF single-tenant industrial building is fully occupied, with the tenant in possession and operating. The property sits in Roseville's Groesbeck Central industrial submarket, two miles from I-696, in an established corridor where stabilized assets remain in demand despite slowing leasing activity. For an investor seeking predictable industrial cash flow with a recently executed lease and minimal landlord obligations on a single-tenant net structure, this is a clean acquisition.

- **Stabilized Tenancy:** A new five-year lease was executed in October 2025 with the tenant in occupancy and operating.
- **Investment-Only:** Offered as an investment sale and not available for owner-occupancy, the asset is well-positioned for passive ownership.
- **Tight Submarket:** Groesbeck Central holds 5.7% vacancy with submarket rents up 1.7% year-over-year.
- **Low Landlord Burden:** A single-tenant industrial property with an established operating history reduces management load.
- **Industrial Fundamentals:** 26,300 SF with cranes, heavy power, and interior truckwell supports tenant retention.
- **Strategic Location:** Two miles to I-696, with frontage on Edison Drive off Groesbeck Highway.
- **Real Estate Only:** Clean transaction structure with no business assets included in the sale.

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PROPERTY SPECIFICATIONS

Address	30759 Edison Drive, Roseville, MI 48066
Building Size	26,300 SF (25,081 SF factory / 1,219 SF office)
Lot Size	1.40 acres (60,984 SF)
Frontage	282 feet on Edison Drive
Year Built / Renovated	1978 / 1984
Construction	Free-standing single-tenant industrial
Zoning	I-1 Industrial
Submarket	Groesbeck Central, Macomb County
Parcel ID	08-14-07-208-009
2025 Taxes	\$0.83/SF
Tenancy	Single-tenant, occupied
Lease Term	New five-year lease executed in October 2025
Sale Price	\$2,000,000 (\$76.05/SF)
Transaction Type	Investment sale, real estate only

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TENANT PROFILE – FALCO USA

Falco USA is an established industrial operator specializing in packaging solutions and light manufacturing for commercial and industrial clients. The company utilizes the subject property for production, warehousing, and distribution, supporting its operational and logistics needs within the Groesbeck Central industrial corridor.

The tenant has occupied the property since June 2020 and maintains full-building occupancy as a single-tenant user, demonstrating operational stability and long-term commitment to the location. The facility’s configuration, including crane-served manufacturing areas, heavy power infrastructure, and an enclosed truckwell, directly supports the tenant’s day-to-day production capabilities.

The transaction is structured as a sale-leaseback, allowing Falco USA to unlock capital from the real estate while continuing to operate from the property under a newly executed five-year lease. This strategy provides the tenant with increased liquidity to support ongoing operations, reinvestment, and potential business growth, while offering investors a stabilized asset backed by an in-place operating tenant.

LEASE & FINANCIAL SUMMARY

Base Rent	\$12,000/month (\$144,000 annually)
Lease Term	5 years (October 1, 2025 – September 30, 2030)
Escalations	5% annually on October 1
Lease Type	NNN
NOI	\$144,000 (Year 1)

Financial figures are estimates based on available data and market assumptions. Actual lease terms available upon request.

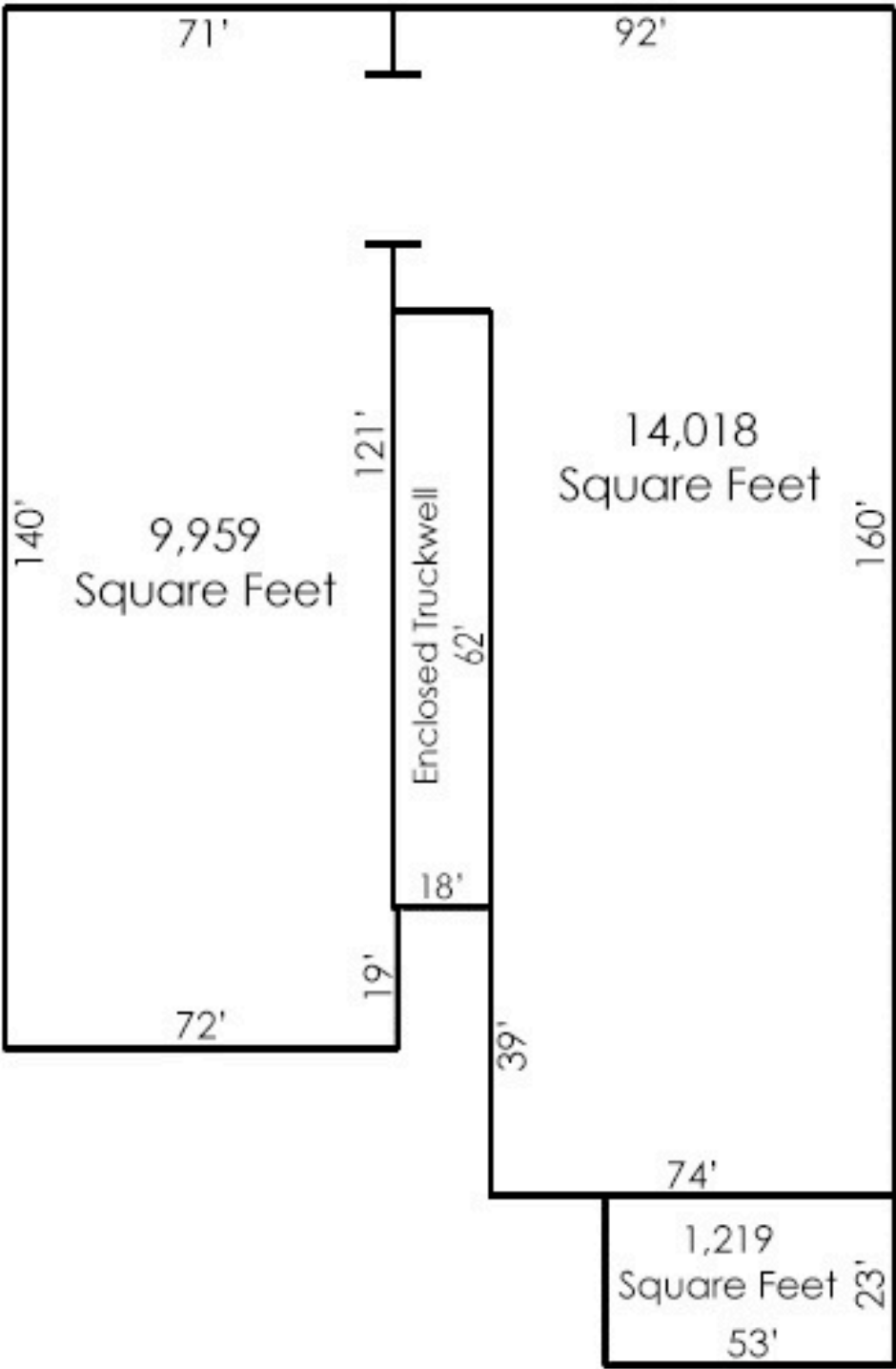
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The Edison Drive Industrial | Stabilized Manufacturing Asset

Floor Plan



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The Edison Drive Industrial | Stabilized Manufacturing Asset

Exterior Photos



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The Roseville Net Lease | 26,300 SF Single-Tenant Industrial

Interior Photos



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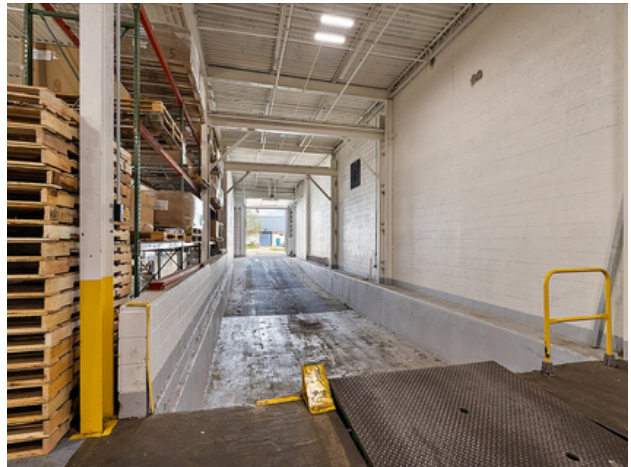
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