

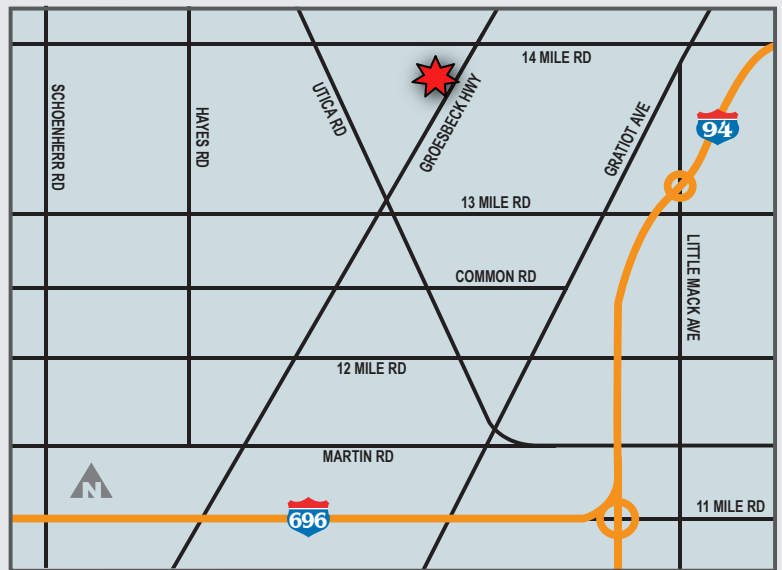
FOR SALE

32637 & 32639 GROESBECK HWY.
FRASER, MICHIGAN



PROPERTY FEATURES

- 13,920 - 27,840 SF Available
- Both Buildings Feature 17' Clear Height
32637: (1) 12'x14' Overhead Door
32639: (1) 12'x14', (1) 10'x12' Overhead Door
- Combined 1.2 Acres of Yard Space
- Two Points of Ingress and Egress
- Combined 217' of Frontage on Groesbeck Hwy.
- Easy Access to I-94 & I-696



FOR DETAILS CONTACT

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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TRANSACTION TYPE: Sale | ASKING SALE PRICE: \$2,500,000 for Both

North Building

Comprising 13,920 SF 1,200 SF of which is dedicated office space. This building was fully renovated in 2022, presenting a like-new condition. It features an open 12,720 SF shop layout, a 17-foot clear height, a 12'x14' overhead door (and room to add another overhead door), and supplemental yard space.

PROPERTY TYPE:	Light Industrial/Warehouse
TOTAL SF:	13,920
OFFICE SF:	1,200
LAND (AC):	1.35
ZONING:	IC
PARCEL ID:	03-14-05-202-009
YEAR BUILT:	1966 Renovated in 2022
CEILING HEIGHT:	17
GRADE LEVEL DOORS:	1

South Building

This 15,360 SF facility includes 5,520 SF of office with 1,440 SF mezzanine, a 17-foot clear height, and two overhead doors (12'x14' and 10'x12'). The building includes dedicated yard space for exterior storage or operations.

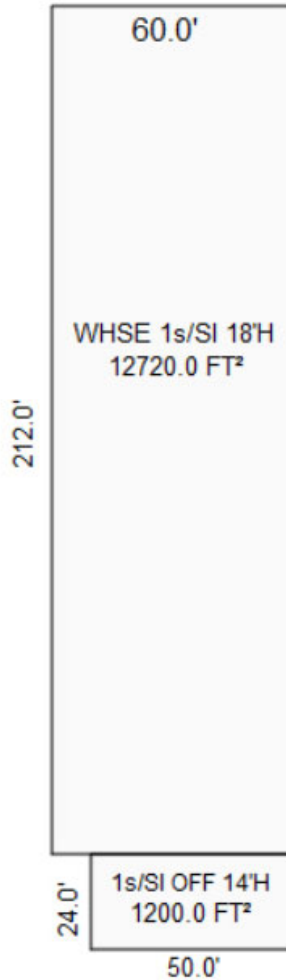
PROPERTY TYPE:	Light Industrial/Warehouse
TOTAL SF:	15,360
OFFICE SF:	8,160 w/mezzanine
LAND (AC):	1.35
ZONING:	IC
PARCEL ID:	03-14-05-202-010
YEAR BUILT:	1966
CEILING HEIGHT:	17
GRADE LEVEL DOORS:	2- 1 (12'x14') 1(10'x12')

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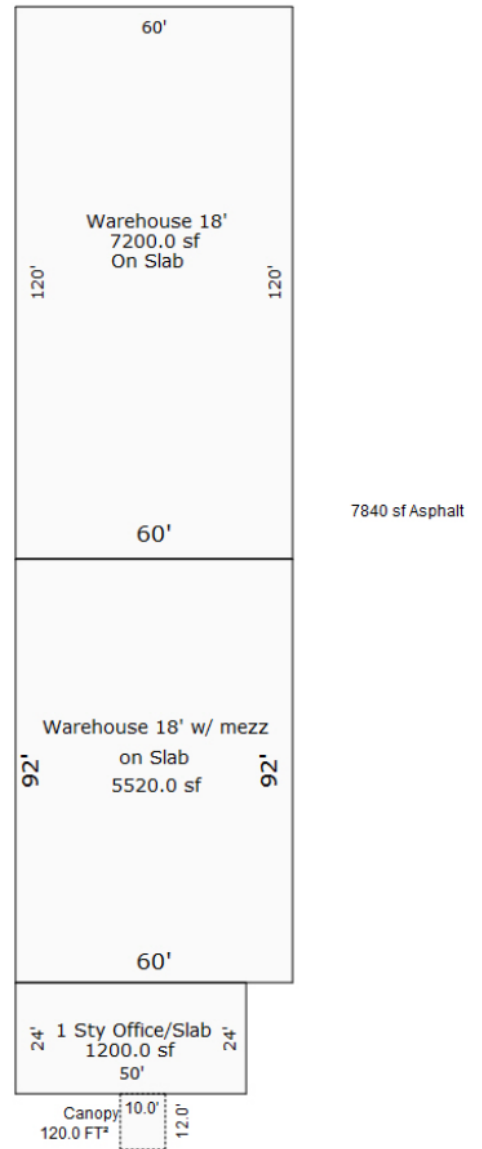
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North Building



South Building



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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