



DETROIT · NORTH OAKLAND COUNTY, MI

ENGELWOOD CENTER

Class-A Flex Industrial Suite available for lease. A move-in ready 1,600 SF suite in Northeast Indianapolis.

EXCLUSIVELY MARKETING BY BLUE DOCK

1030 – 1032 N CROOKS RD · CLAWSON, MI

— PROPERTY OVERVIEW

Engelwood Center, North Detroit.

Blue Dock presents an exceptional leasing opportunity at Engelwood Center, a Class A industrial flex property at 1030-1032 N Crooks Rd in Clawson, MI. Each suite is equipped with drive-in doors, offering flexible configurations to accommodate diverse operational needs. Set in the heart of Oakland County, one of Metro Detroit's premier corporate, retail, and light-industrial corridors, minutes from Somerset Collection, the thriving Troy business district, and vibrant downtown Royal Oak, the property offers direct access to I-75 via Crooks Road, plus quick connections to I-696, for unmatched regional connectivity. The Blue Dock team has worked closely with growing companies for over 35 years, providing customized Class-A space to help them thrive.

1 SUITE

AVAILABLE FOR LEASE

1,600

SF RANGE

±3 Minutes

TO I-75



PROPERTY HIGHLIGHTS

- ◆ **Drive-in Loading**
- ◆ Private Entrance per Suite
- ◆ Private Offices & Bathrooms
- ◆ High Ceiling Heights
- ◆ LED Lighting Throughout
- ◆ Epoxy Floors in Warehouse
- ◆ Ample On-Site Parking
- ◆ Combinable / Subdivisible Suites

UPGRADES AVAILABLE

- ◆ White Paint Throughout
- ◆ Additional Loading Docks
- ◆ LVP Floor in the Office
- ◆ Custom Build-Outs Available
- ◆ Other Upgrades on Request



AVAILABLE FOR LEASE

BUILDING 1032 N Crooks Rd

SUITE H

1,600 SF

Move-in ready Class-A flex suite featuring a drive-in door, private offices, and private bathroom. Ideal for growing operations that need quality finishes, immediate occupancy, and quick access to I-75.

SPACE HIGHLIGHTS

- ◆ **Drive-in door.**
- ◆ Private offices
- ◆ Private bathroom.
- ◆ Private entrance.
- ◆ LED Lighting
- ◆ Epoxy Floors

UPGRADES AVAILABLE

- ◆ White Paint Throughout
- ◆ Additional Loading Docks
- ◆ LVP Floor in the Office
- ◆ Custom Build-Outs Available
- ◆ Other Upgrades on Request

LET'S CONNECT

BUILD YOUR BUSINESS **AT** ENGELWOOD.

”

Over 35 years of working with growing companies, delivering customized, Class-A space tailored to how tenants actually operate. Suites can be combined or subdivided to fit your exact needs. Pricing and terms negotiable to fit your business.



EXCLUSIVE LEASING CONTACT

CASEY WELLMAN

LEASING

P

PHONE
239.266.1699

E

EMAIL
casey@bluedockholdings.com

