



OFFERING MEMORANDUM

26272 GROESBECK HWY

Warren, MI 48089

Marcus & Millichap

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Activity ID #ZAH0290082

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01



EXECUTIVE SUMMARY

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OFFERING SUMMARY

26272 GROESBECK HWY

FINANCIAL

Listing Price	\$850,000
Price/SF	\$65.30
Average Rent	\$7.85/SF NNN

PROPERTY

Square Feet	13,016 SF
Use	Light Industrial
Lot Size	0.86 Acres (37,461 SF)
Year Built/Renovated	1963/2023



26272 GROESBECK HWY

PROPERTY SUMMARY

Marcus & Millichap is pleased to present 26272 Groesbeck Highway, a compelling opportunity to acquire a well-located industrial asset in the heart of Macomb County, one of Southeast Michigan's most active manufacturing and logistics corridors. Positioned along Groesbeck Highway with immediate access to I-696 and I-94, the property benefits from strong regional connectivity to Detroit's core, the broader Midwest distribution network, and the Canadian border via key international crossings. The surrounding area is densely populated with automotive suppliers, light industrial users, and service-oriented businesses, creating consistent tenant demand driven by the region's entrenched manufacturing base. Warren's pro-business environment, coupled with ongoing investment in infrastructure and mobility, continues to support stable occupancy and long-term tenant retention across similar assets.

The opportunity provides a strong value-add component through the lease-up of currently available space or the potential for an owner/user to occupy a portion or the entirety of the building. The property has been recently remodeled, delivering a clean, updated interior that is move-in ready and eliminates the need for significant tenant improvement costs. This allows for quicker occupancy, reduced downtime, and immediate income generation, while also appealing to a wide range of small to mid-sized industrial or service users seeking functional, turnkey space.

PROPERTY HIGHLIGHTS

- +/- 13,016 Square Foot Industrial Opportunity | 0.86 Acres
- Strong Infill Location: Positioned along Groesbeck Highway with direct access to I-696 and I-94, providing efficient connectivity throughout Metro Detroit and to major distribution corridors.
- Recent Capital Improvements | Move-In Ready Space
- Located in Active Manufacturing and Logistics Corridor in Warren, Michigan
- Exceptional Value-Add or Owner/User Opportunity

IRREPLACEABLE INFILL LOCATION NEAR THE SOME OF THE NATION'S LARGEST AUTO MANUFACTURING FACILITIES

- Immediate access to I-696, connecting to I-75 and I-94
- Within miles of:
 - General Motors Tech Center – 710-acre campus totaling 38 buildings
 - Stellantis Sterling Heights Assembly Plant – 5.0 million SF
 - Stellantis Warren Truck Assembly Plant – 3.31 million SF
 - Ford Motor Co. Sterling Axle Plant – 3.0 million SF
 - Stellantis Warren Stamping Plant – 2.1 million SF
 - Ford Motor Co. Van Dyke Electric Powertrain Center – 2.0 million SF
- Next to:
 - Lipari Foods
 - Magna-AIM
- Proximity to TACOM- a Major Subordinate Command of Army Materiel Command, manages the Army's ground equipment supply chain


OFFERING SUMMARY

Listing Price:	\$850,000
Square Feet:	13,016 SF
Lot Size:	0.86 Acres
Year Built/Renovated:	1963/2023
Cap Rate:	None
Price/SF:	\$65.30
Average Rent:	\$7.85/SF NNN

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	243	1,191	5,334
Total Population	563	2,827	12,883
Average HH Income	\$66,725	\$74,661	\$80,626







02



PROPERTY INFORMATION

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26272 GROESBECK HWY

PROPERTY DETAILS

SITE DESCRIPTION

Assessors Parcel Number	12-13-24-276-004
Zoning	MZ
Year Built/Renovated	1963/2023
Topography	Level
Intersection/Cross Street	Groesbeck Highway/Ten Mile

CONSTRUCTION

Exterior	Brick/Masonry
Roof	Flat/Asphalt Shingles
Clear Height	17"
Column Spacing	45'w x 45'd'
Drive-ins	3 tot/12' w x 14' h
Cranes	Yes-Three
Rail Access	No
Power	800a/200 - 220v 3p Heavy



MECHANICAL

HVAC	Forced Air
Elevators	None

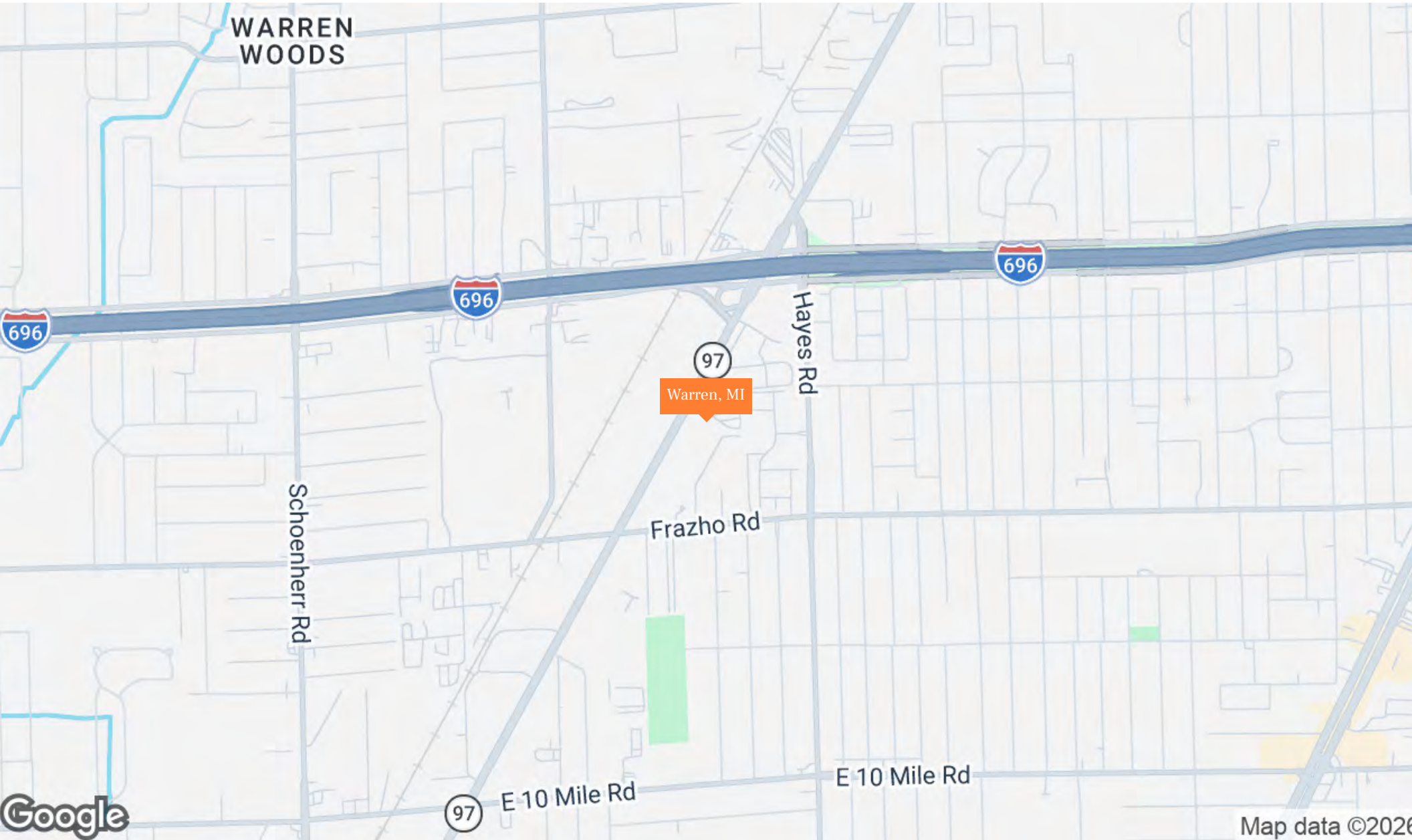
UTILITIES

Electric	Municipal
Sewer	Municipal
Water	Municipal



26272 GROESBECK HWY


REGIONAL MAP



26272 GROESBECK HWY

AERIAL MAP





SECTION 3

03



FINANCIAL ANALYSIS

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FINANCIAL DETAILS

THE OFFERING

Price	\$850,000
Capitalization Rate (Pro Forma)	12.06%
Price/SF	\$65.30

PROPERTY DESCRIPTION

Year Built / Renovated	1963
Gross Leasable Area	13,016 SF
Type of Ownership	Fee Simple
Lot Size	0.86 Acres

FINANCING

New Acquisition Financing	\$297,500
Loan To Value	35.00%
Interest Rate	6.25%
Amortization Period	20
Loan Term	7
Loan Constant	8.77%
Annual Debt Service Payment	(\$26,094)
Debt Service Coverage	3.93
Debt Yield	34.46%
Net Cash Flow After Debt Service	\$76,435

Debt subject to change: quote provided by MMCC. For more information, contact Marcus & Millichap Capital Corp

RENT SCHEDULE (Pro Forma)

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$102,529	\$8,544	\$7.85	12.06%
Year 1	\$104,580	\$8,715	\$8.01	12.30%
Year 2	\$106,671	\$8,889	\$8.17	12.55%
Year 3	\$108,805	\$9,067	\$8.33	12.80%
Year 4	\$110,981	\$9,248	\$8.50	13.06%
Year 5	\$113,200	\$9,433	\$8.67	13.32%

***As if leased-up at average market rent. Excellent value-add or owner/user opportunity**

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SECTION 4

04

MARKET OVERVIEW

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MARKET OVERVIEW

DETROIT

Known for Motown and the auto industry, the Detroit metro is in the southeastern portion of Michigan along the Detroit River, which connects Lake St. Clair and Lake Erie. Across the Detroit River lies the city of Windsor, Ontario, which provides easy access to the Canadian market. The central business district is recognizable by its many buildings that retain early 20th century Art Deco stylings no longer common in other American cities. The metro comprises six counties: Wayne, Macomb, Lapeer, Oakland, St. Clair and Livingston. More than 4.3 million residents live in the market, with Wayne as the most populated county. Approximately 633,000 residents live within the city limits of Detroit. The metro has become the epicenter for electronic and autonomous driving technology. The Detroit Center for Innovation — under construction downtown — aims to make the region competitive in a variety of tech industries, alongside the recently completed Michigan Central Innovation District.

METRO HIGHLIGHTS



AUTO DESIGN AND MANUFACTURING

Detroit hosts the Big Three, now referring to General Motors, Ford and Stellantis' North American headquarters and numerous auto suppliers here, along with many automotive research and development firms.



STRATEGIC LOCATION

The metro's position between Chicago and Toronto is convenient for business travel, logistics and access to Canadian parts manufacturers. Lake Erie and the Port of Detroit are also a boon to industry.



RESEARCH AND INNOVATION

Self-driving technology is generating the need for additional designers and engineers, bringing well-paying jobs to the metro. Apple's planned Manufacturing Academy aims to support human capital development at the same time.

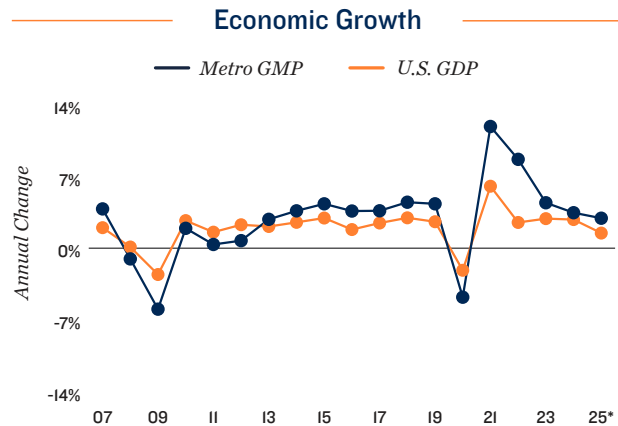


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MARKET OVERVIEW

ECONOMY

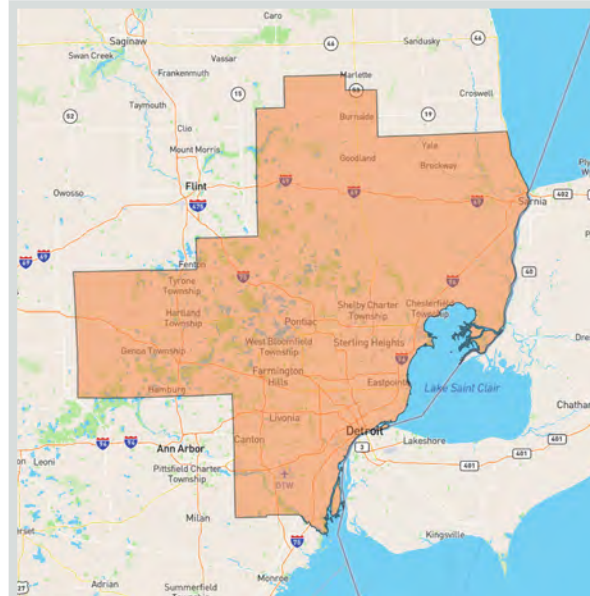
- Fortune 500 companies based in the metro include many in the auto industry, such as Ford Motor Co., General Motors Corp. and Penske Automotive Group.
- A growing knowledge-based economy is supplementing the manufacturing and automotive industries. The New Economy Initiative for Southeast Michigan provides support and networking for entrepreneurial activity.
- Professional and business services employment is boosted by offices for each of the “big four” accounting firms: Deloitte, PricewaterhouseCoopers, Ernst & Young and KPMG.



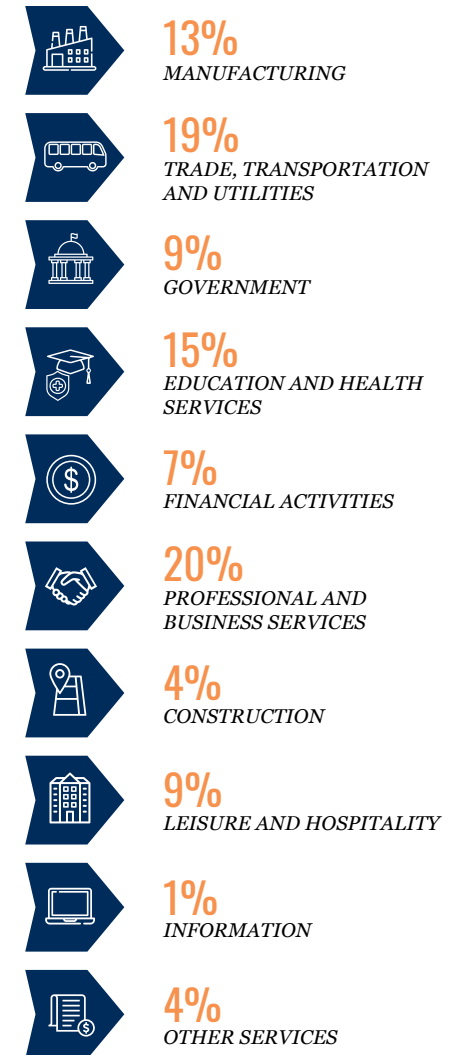
* Forecast

MAJOR AREA EMPLOYERS

- General Motors Company
- Rocket Companies Inc.
- Syncreon Holdings Inc.
- MAHLE Behr Manufacturing MGT, Inc.
- Huntington Bank
- BrightDrop LLC
- Ford Motor Co.
- Michigan Healthcare Professionals



SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

26272 GROESBECK HWY

MARKET OVERVIEW

DEMOGRAPHICS

- The metro's population is expected to increase by almost 5,000 people through 2029. About 12,000 new households are anticipated within the same time frame.
- Relatively affordable home prices lead to a homeownership rate of about 69 percent, exceeding the national average.
- Roughly 33 percent of residents have received a bachelor's degree or higher and about 14 percent have also obtained a graduate or professional degree.

QUALITY OF LIFE

The Detroit region, birthplace of Motown and the mass-production automobile industry, offers all the benefits of living close to the Great Lakes and at a moderate cost. Revitalization has included sports facilities, such as Comerica Park for the Tigers, Ford Field for the Lions, and Little Caesars Arena for the Red Wings and Pistons. Additionally, new entertainment and retail venues are reshaping downtown Detroit. The region is also home to the Detroit Institute of Arts, the Detroit Historical Museum and the Michigan Science Center. Universities and colleges located nearby include the University of Michigan-Dearborn, Wayne State University, University of Michigan-Mercy and Pensole Lewis College of Business.

SPORTS

- Baseball | **MLB** | Detroit Tigers
- Football | **NFL** | Detroit Lions
- Basketball | **NBA** | Detroit Pistons



EDUCATION

- University of Michigan-Dearborn
 - University of Detroit Mercy
- Pensole Lewis College of Business
 - Wayne State University



ARTS & ENTERTAINMENT

- Detroit Institute of Arts
- Detroit Symphony Orchestra
- Detroit Historical Museum
- Michigan Science Center



QUICK FACTS



POPULATION
4.3M
Growth 2025-2029*
0.1%



HOUSEHOLDS
1.8M
Growth 2025-2029*
0.7%



MEDIAN AGE
41
U.S. Median:
39

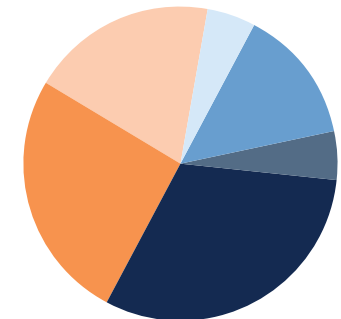


MEDIAN HOUSEHOLD INCOME
\$83,000
U.S. Median:
\$76,000

*Forecast

2025 Population by Age

6%	0-4 years
18%	5-19 years
6%	20-24 years
26%	25-44 years
27%	45-64 years
18%	65+ years



*Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

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MARKET OVERVIEW

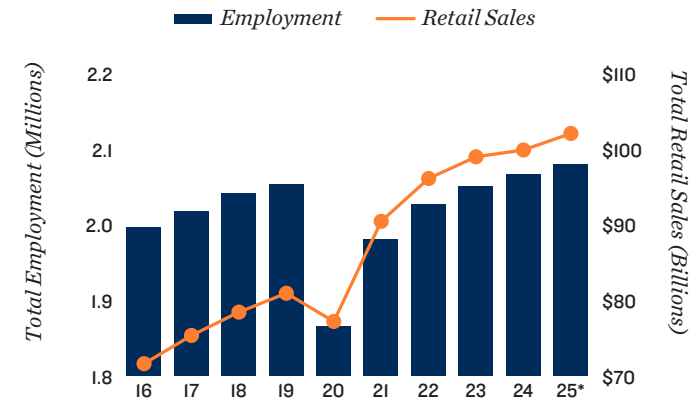
DETROIT

Industrial Development Concentrated in Detroit's Northern Suburbs as Investors Favor Airport District

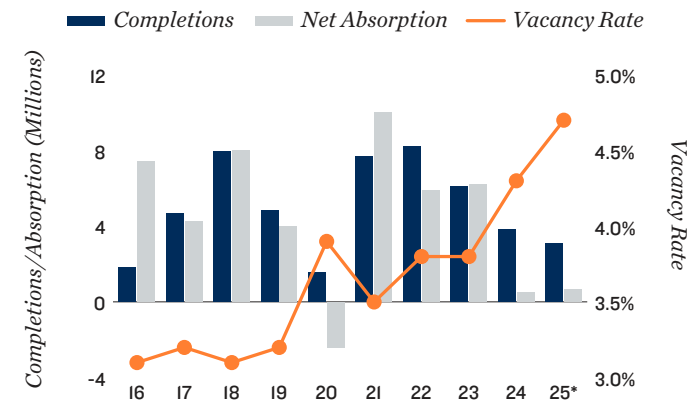
Demand finds footing, keeping vacancy tight amid another wave of completions. Heading into April, waning tenant demand over the past year — particularly in early 2025 — pressured Detroit's vacancy, pushing the rate to its highest point since 2015. Fortunately, deliveries during the same interval fell by over 6 million square feet from the prior yearlong span, helping keep Detroit among the nation's three least vacant major metros. Completions are expected to pick back up slightly through the remainder of 2025, largely concentrated in northern suburbs along key transportation corridors such as Interstate 75 and Michigan Highway. Northwest Oakland County, the submarket encompassing much of the development along I-75, is better positioned to absorb this new supply, having recorded the strongest net absorption among suburban submarkets over the past year. Early second-quarter data also signals a shift in momentum, with net absorption becoming slightly positive following a sharp contraction early in the year. This dynamic is poised to hold vacancy steady over the back half of the year, supporting modest growth in asking rents.

Submarket's strength anchors investment. Detroit's average price per square foot climbed nearly 8 percent during the year ended in March — the fastest growth among major U.S. metros — even as total dollar volume of properties over \$20 million fell to its lowest level since 2019, indicating rising competition for listings among private investors. Meanwhile, overall transaction velocity ticked up, outpacing the 2015-2019 average by roughly 40 percent. This was especially evident in the Detroit Metro Airport submarket, where activity rose nearly 30 percent over the past 12 months — the largest increase among all Detroit submarkets. As of April, the area also held the metro's third-lowest vacancy rate, reinforcing its appeal among buyers moving forward.

Economic Trends



Supply and Demand



* Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics

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MARKET OVERVIEW

2026 MARKET FORECAST

+0.4%



EMPLOYMENT: Detroit's workforce is set to grow by 8,000 jobs in 2025 — a pace that lags behind the national average. Ongoing weakness in office-using sectors continues to temper year-end gains.

3.1 million
sq. ft.



CONSTRUCTION: Total inventory will expand by just 0.5 percent in 2025, about half of the metro's trailing 10-year average and among the slowest rates of major U.S. markets.

+40 bps



VACANCY: The start of 2025 marked the metro's weakest quarterly net absorption since 2010, pushing vacancy up to 4.7 percent. The rate, however, is expected to hold through year-end.

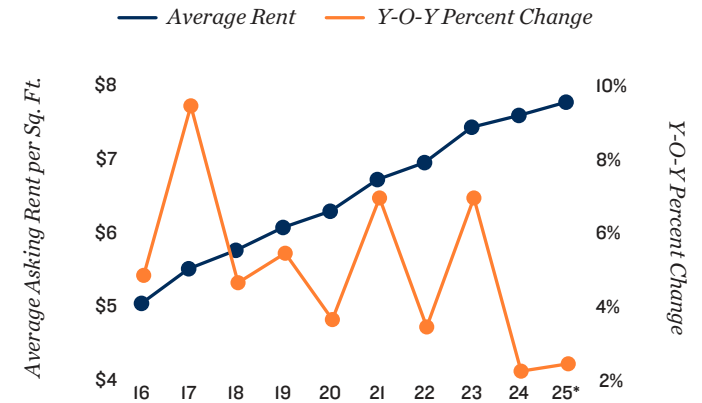
+2.4%



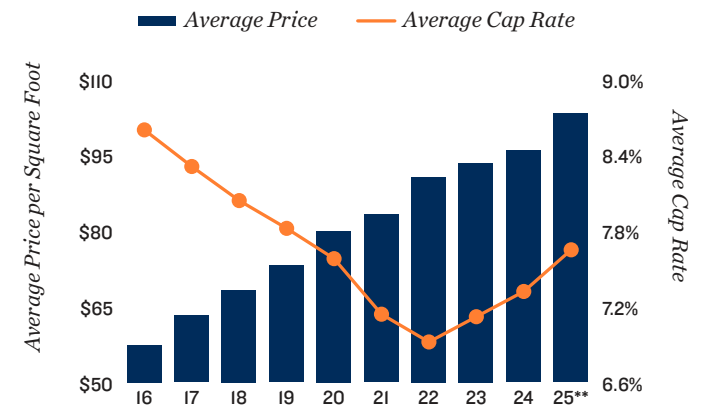
RENT: The average asking rent is projected to reach \$7.74 per square foot in 2025, rising at roughly the same pace as last year, though three times faster than the national rate.

INVESTMENT: *Port Huron container volumes have surged roughly 50 percent since 2019, positioning the Interstate 94 corridor and surrounding industrial parks between the port and Detroit as a target for investment.*

Rent Trends



Sales Trends



* Forecast ** Through 1Q

Sources: CoStar Group, Inc.; Real Capital Analytics

26272 GROESBECK HWY

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	13,335	147,481	353,683
2025 Estimate			
Total Population	13,275	147,039	353,296
2020 Census			
Total Population	13,454	150,062	361,350
2010 Census			
Total Population	13,423	146,121	364,772
Daytime Population			
2025 Estimate	14,122	120,625	335,767
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	5,608	62,043	149,167
2025 Estimate			
Total Households	5,547	61,540	148,106
Average (Mean) Household Size	2.4	2.4	2.4
2020 Census			
Total Households	5,437	60,636	146,167
2010 Census			
Total Households	5,385	58,833	144,960

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	2.7%	2.9%	3.7%
\$150,000-\$199,999	6.1%	5.0%	5.5%
\$100,000-\$149,999	20.4%	16.3%	16.4%
\$75,000-\$99,999	15.9%	14.8%	14.3%
\$50,000-\$74,999	19.4%	19.7%	19.2%
\$35,000-\$49,999	11.1%	14.0%	13.8%
\$25,000-\$34,999	10.2%	9.6%	9.4%
\$15,000-\$24,999	6.3%	8.2%	7.8%
Under \$15,000	7.9%	9.5%	9.9%
Average Household Income	\$80,422	\$74,776	\$76,965
Median Household Income	\$69,731	\$63,146	\$64,613
Per Capita Income	\$32,954	\$31,105	\$32,305
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	13,275	147,039	353,296
Under 20	24.4%	24.0%	24.0%
20 to 34 Years	22.5%	21.5%	20.9%
35 to 39 Years	6.8%	6.8%	6.5%
40 to 49 Years	11.4%	12.1%	11.8%
50 to 64 Years	20.7%	20.0%	19.9%
Age 65+	14.2%	15.7%	16.8%
Median Age	37.0	38.0	39.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	9,267	103,088	248,050
Elementary (0-8)	2.9%	3.4%	3.2%
Some High School (9-11)	8.9%	8.7%	7.7%
High School Graduate (12)	34.2%	34.3%	32.6%
Some College (13-15)	29.2%	27.1%	26.4%
Associate Degree Only	9.3%	10.2%	10.5%
Bachelor's Degree Only	11.6%	11.1%	13.0%
Graduate Degree	4.0%	5.2%	6.5%
Travel Time to Work			
Average Travel Time to Work in Minutes	29.0	27.0	28.0

26272 GROESBECK HWY

DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 353,296. The population has changed by -3.15 percent since 2010. It is estimated that the population in your area will be 353,683 five years from now, which represents a change of 0.1 percent from the current year. The current population is 48.3 percent male and 51.7 percent female. The median age of the population in your area is 39.0, compared with the U.S. average, which is 40.0. The population density in your area is 4,489 people per square mile.



HOUSEHOLDS

There are currently 148,106 households in your selected geography. The number of households has changed by 2.17 percent since 2010. It is estimated that the number of households in your area will be 149,167 five years from now, which represents a change of 0.7 percent from the current year. The average household size in your area is 2.4 people.



INCOME

In 2025, the median household income for your selected geography is \$64,613, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 51.11 percent since 2010. It is estimated that the median household income in your area will be \$72,773 five years from now, which represents a change of 12.6 percent from the current year.

The current year per capita income in your area is \$32,305, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$76,965, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 168,968 people in your selected area were employed. The 2010 Census revealed that 55 percent of employees are in white-collar occupations in this geography, and 23.2 percent are in blue-collar occupations. In 2025, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 27.00 minutes.



HOUSING

The median housing value in your area was \$169,955 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 104,645.00 owner-occupied housing units and 40,318.00 renter-occupied housing units in your area.



EDUCATION

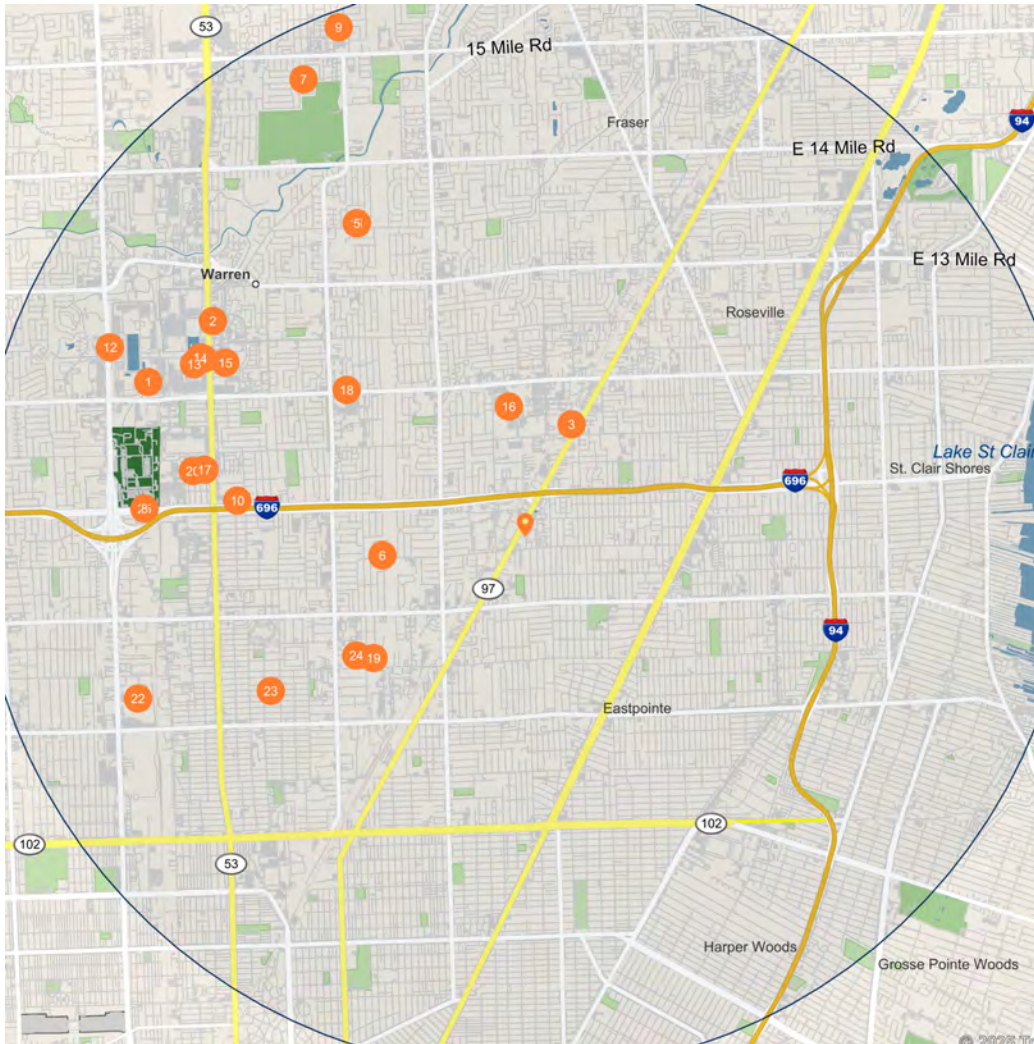
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 19.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 10.5 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 17.3 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.3 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 41.7 percent in the selected area compared with the 19.6 percent in the U.S.

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DEMOGRAPHICS



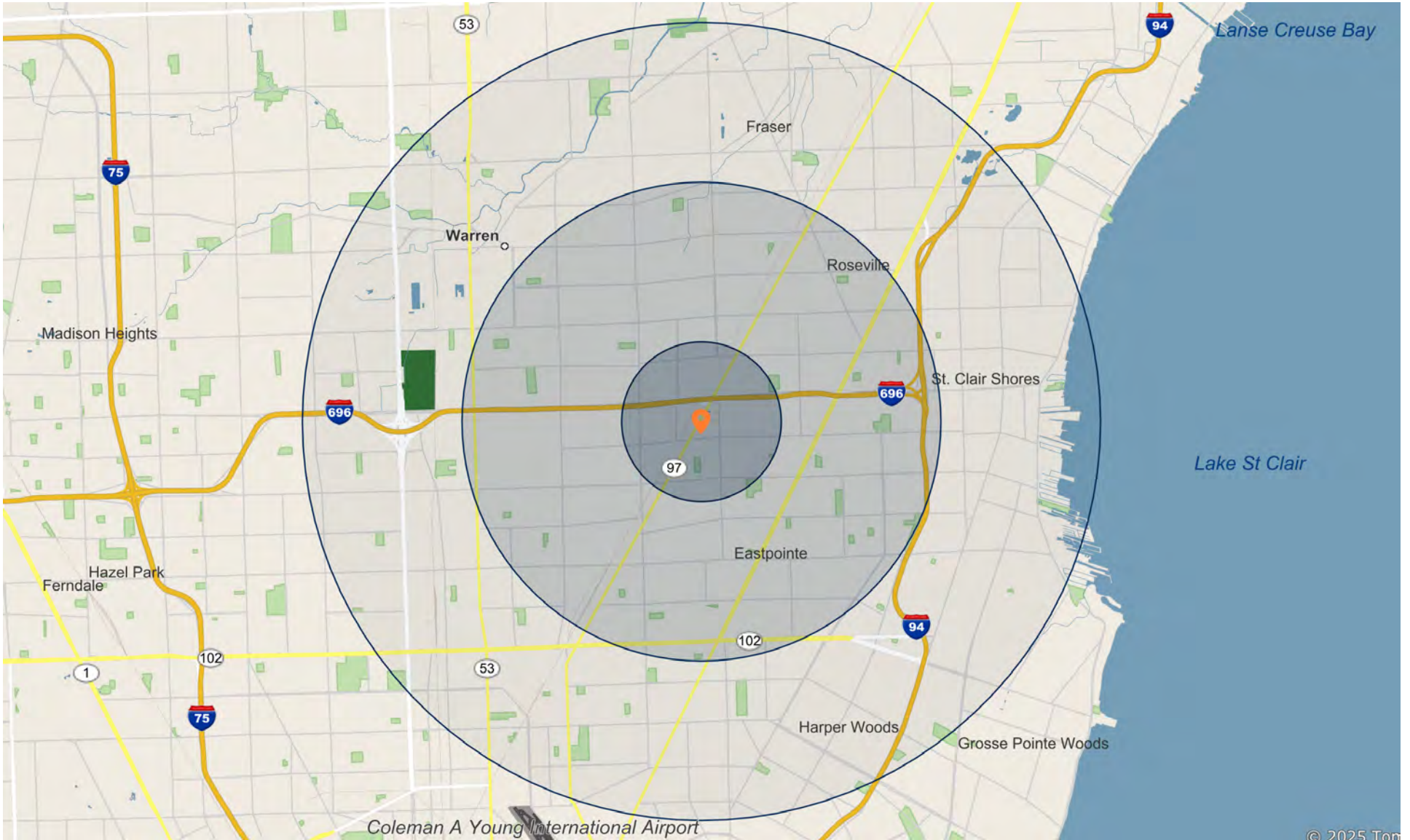
Major Employers

Employees

1	Brightdrop Vehicle Dist LLC-	5,511
2	General Motors Energy LLC-	4,890
3	Shl Liquidation Mfg LLC-Plant 28	2,950
4	General Motors LLC-General Motors	2,028
5	Macomb Intermediate School Dst-Rockwell Middle School	1,900
6	Macomb Intermediate School Dst-Keith Bovenschen School	1,710
7	Macomb Intermediate School Dst-Maple Lane School	1,235
8	United States Dept of Army-Ccdc Gvsc	1,200
9	Macomb Intermediate School Dst-Bozymowski Center	1,139
10	Suburban Automotive Svcs LLC-	1,065
11	Macomb Intermediate School Dst-Macomb Mipps South	1,044
12	General Motors LLC-General Motors	1,000
13	General Motors LLC-General Motors	1,000
14	General Motors LLC-GM Customer Care & Aftersales	1,000
15	City of Warren-	977
16	Macomb Community College-	974
17	State of Michigan-Environmental Quality Dept	888
18	Ascension Southeast Michigan-	711
19	Vitran Express Inc-Pjax Transport	662
20	Bridgewater Interiors LLC-	600
21	The Fog Group Inc-Powerlink	598
22	General Motors LLC-General Motors	550
23	Van Dyke Public Schools-	500
24	Guelph Tool Sales Inc-	500
25	Professional Contract Svcs Inc-	417

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DEMOGRAPHICS



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