

INDUSTRIAL PROPERTY // FOR LEASE

6,000 SF WAREHOUSE W/ EXPLOSION-PROOF ROOM & 100% FIRE SUPPRESSANT

33735 GROESBECK HWY

FRASER, MI 48026



- 6,000 SF Industrial Space
- 2,000 SF Office / Showroom
- Explosion-Proof Room
- 100% Fire Suppressant
- Past Tenant: Finish Master



26555 Evergreen Road, Suite 1500
Southfield, MI 48076

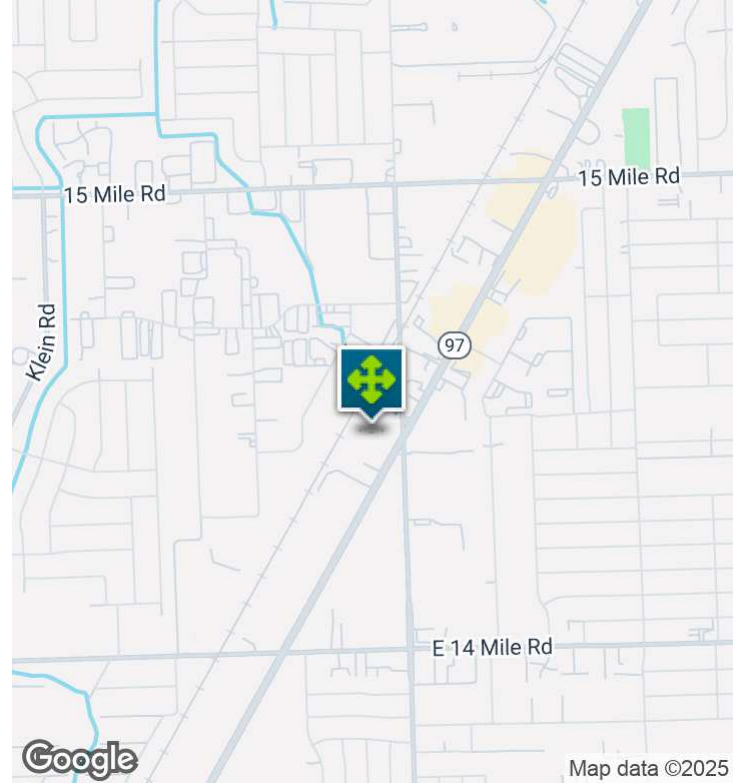
248.358.0100

pacommercial.com

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EXECUTIVE SUMMARY



Lease Rate	\$8.95 SF/YR (NNN)
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OFFERING SUMMARY

Building Size:	33,000 SF
Available SF:	6,000 SF
Lot Size:	2.12 Acres
Year Built:	1988
Renovated:	2019
Zoning:	LT Industrial
Market:	Detroit
Submarket:	Groesbeck Central Industrial
Traffic Count:	39,000

PROPERTY OVERVIEW

6,000 SF with 2,000 SF office/showroom; 4,000 SF warehouse with an explosion-proof room, 100% fire suppressant, 15' clear, one (1) 12' x 14' door, 200 AMP / 220 Volt, and LED lighting. Fantastic location at Kelly Rd & Groesbeck Hwy with a traffic light. Signage is available on the building as well as in the complex marquee. Immediate occupancy! NNN costs are \$579.00 per month. Yearly rental increases of 3%.

NNN = Tenant pays the taxes, insurance, snow removal, and grass cutting.

LOCATION OVERVIEW

Located on the north side of Groesbeck Hwy, west of Kelly Rd. Located in the heart of the East side's Industrial District of Groesbeck Hwy. 3 Miles to I-94, 3 Miles to I-696.

PROPERTY HIGHLIGHTS

- 6,000 SF Industrial Space
- 2,000 SF Office / Showroom
- Explosion-Proof Room
- 100% Fire Suppressant



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INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	33,000 SF
Space Available:	6,000 SF
Shop SF:	4,000 SF
Office SF:	2,000 SF
Mezzanine SF:	No
Occupancy:	Immediate
Zoning:	LT Industrial
Lot Size:	2.12 Acres
Parking Spaces:	10
Fenced Yard:	No
Trailer Parking:	No
Year Built / Renovated:	1988 / 2019
Construction Type:	Brick/Block
Clear Height:	15'
Overhead Doors:	One (1) 12' x 14'
Truckwells/Docks:	No
Cranes:	No
Column Spacing:	40' Clear span
Power:	200 AMP 220 Volt
Shop Heat:	Gas unit
Air Conditioning:	Office
Lighting:	LED
Sprinklers:	Yes
Taxes:	Landlord Pays



P.A. COMMERCIAL
Corporate & Investment Real Estate

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ADDITIONAL PHOTOS



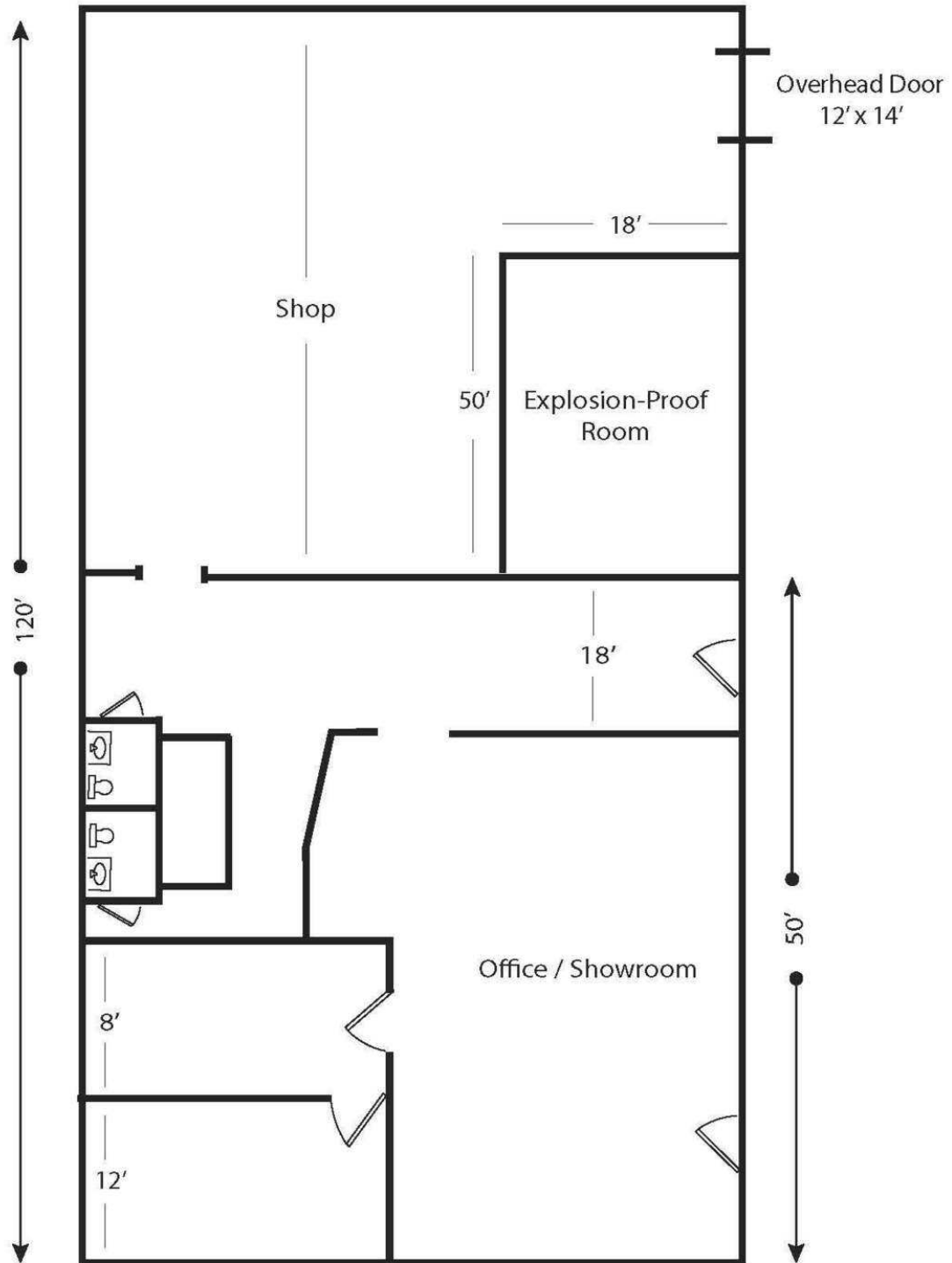
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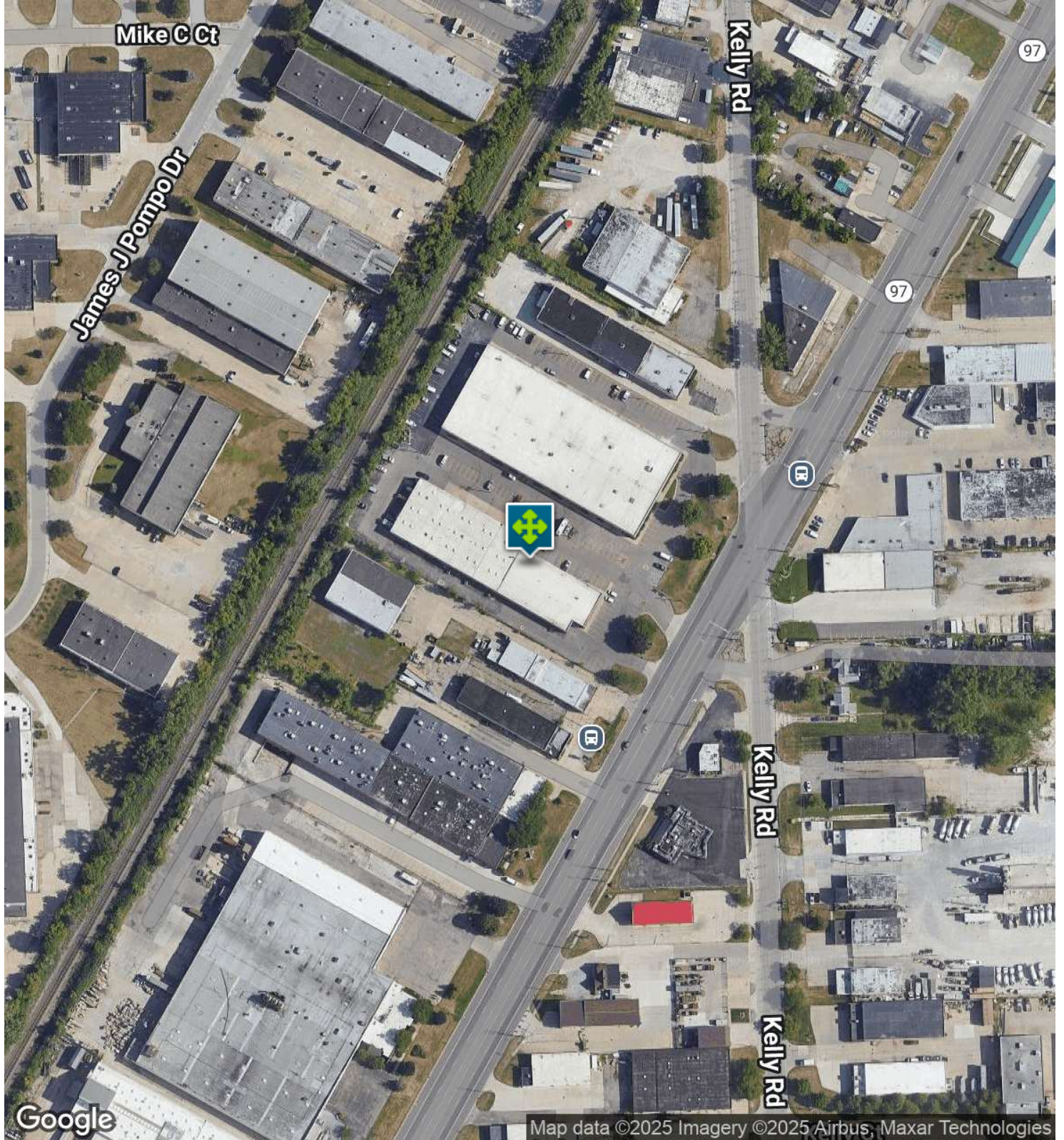
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SITE PLANS



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AERIAL MAP

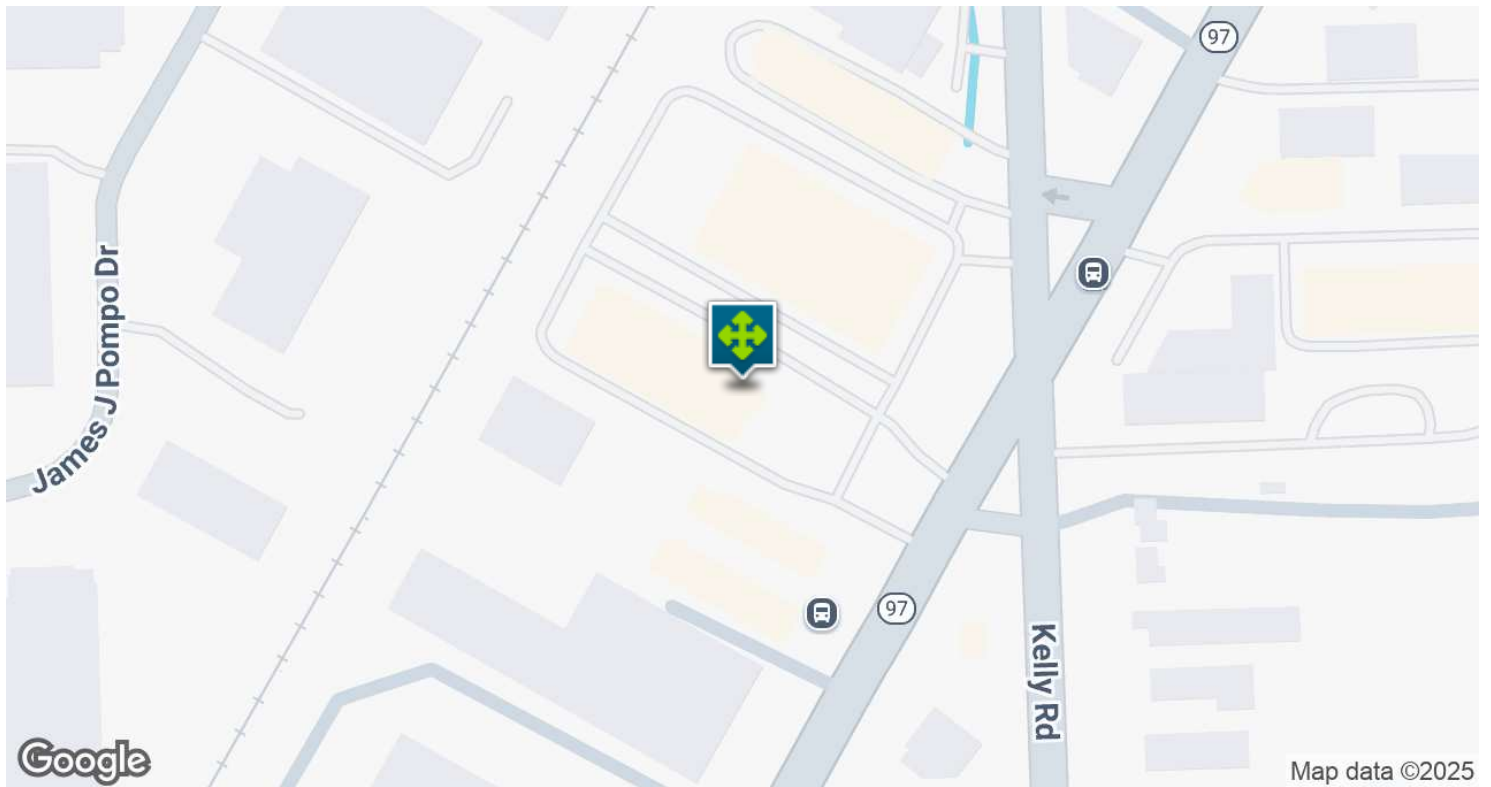
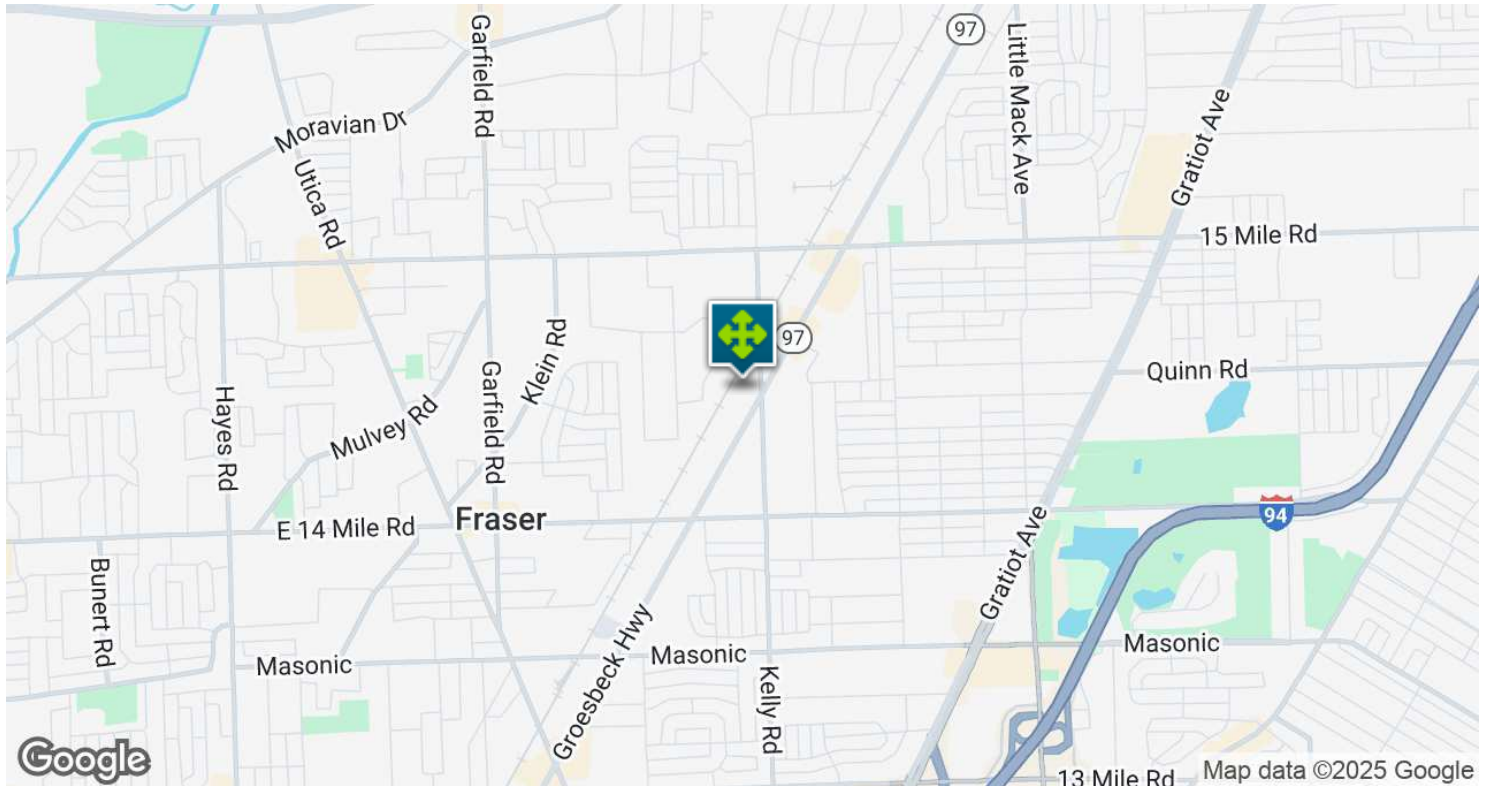


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LOCATION MAP

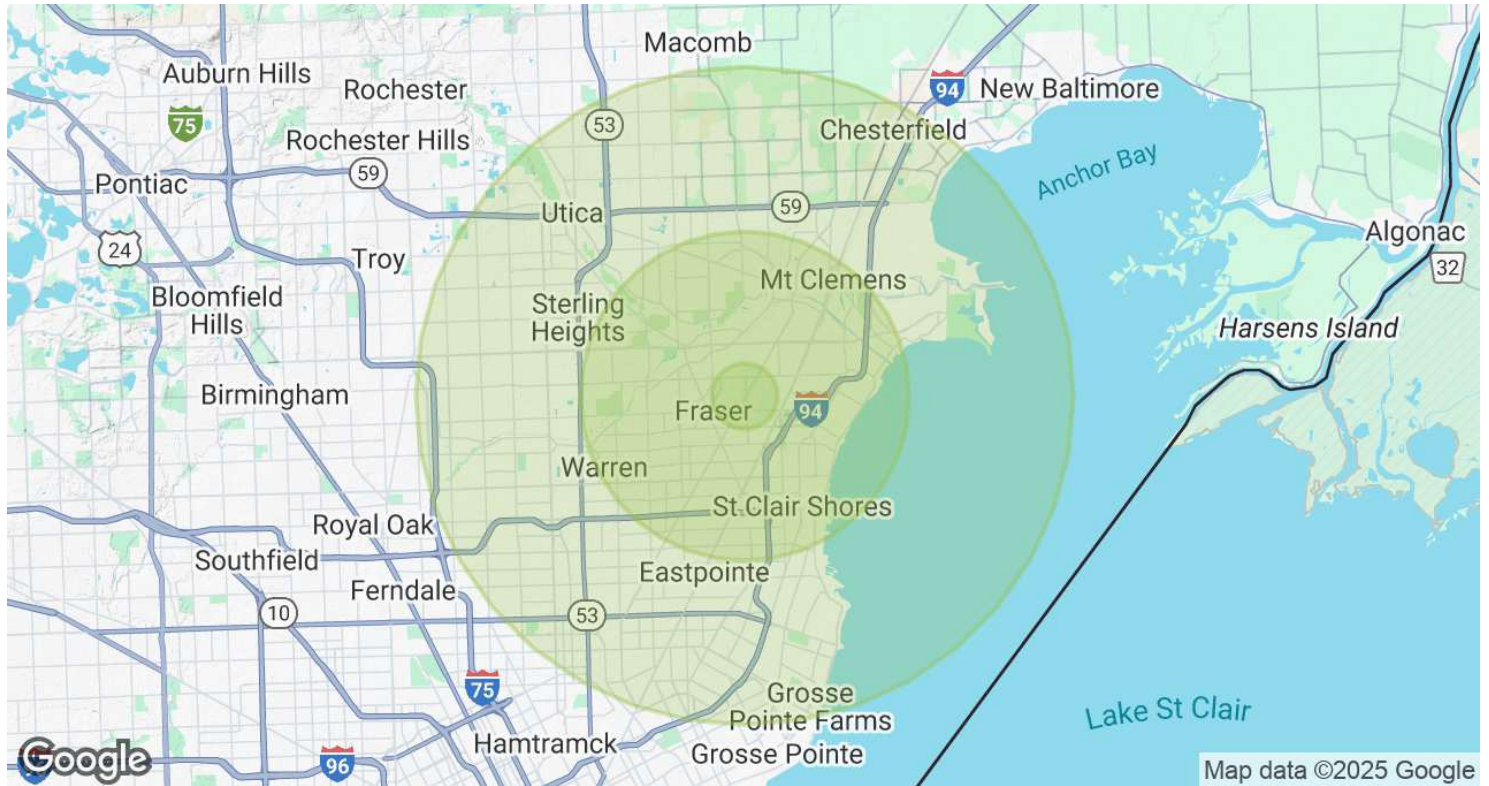


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	12,639	293,401	888,860
Average Age	39.4	42.4	40.5
Average Age (Male)	38.2	40.8	38.8
Average Age (Female)	40.4	43.7	42.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,622	130,977	389,763
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$65,294	\$70,885	\$70,709
Average House Value	\$149,027	\$149,415	\$155,326

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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