

**INDUSTRIAL PROPERTY // FOR LEASE**

## **4,300 SF FOR LEASE ON GROESBECK HWY IN FRASER**

33739 GROESBECK HWY  
FRASER, MI 48026



- 4,300 SF Industrial Space
- 400 SF Office Space
- Two (2) - 12'x14' doors
- 800 AMP/220 volt



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

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33739 [pacommercial.com](http://pacommercial.com)

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# EXECUTIVE SUMMARY



<b>Lease Rate</b>	<b>\$9.95 SF/YR (GROSS)</b>
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## OFFERING SUMMARY

<b>Building Size:</b>	33,000 SF
<b>Available SF:</b>	4,300 SF
<b>Year Built:</b>	1960
<b>Renovated:</b>	2018
<b>Zoning:</b>	Lt. Industrial
<b>Market:</b>	Detroit

## PROPERTY OVERVIEW

One unit with 4,300 SF available for lease. Light industrial, (2-4) 12'x14' doors, 17' clear, 400 - 800 sf office, 400 AMP/220 volt, 40' x 100' or 80' x 100', floor drain, (2) bathrooms per unit, and skylights. Outstanding location, 2 miles to I-94 and 3 miles to I-696. Low gross rates, landlord pays the taxes, insurance, and exterior maintenance.

## LOCATION OVERVIEW

Location between Kelly & Garfield Rd with close proximity to I-94 and I-696.

## PROPERTY HIGHLIGHTS

- 4,300 SF Industrial Space
- 400 SF Office Space
- Two (2) - 12'x14' doors
- 800 AMP/220 volt

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# INDUSTRIAL DETAILS

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<b>Property Type:</b>	Industrial
<b>Building Size:</b>	33,000 SF
<b>Lease Rate:</b>	\$9.95 SF/yr Gross
<b>Space Available:</b>	4,300 SF
<b>Shop SF:</b>	3,600 SF
<b>Office SF:</b>	400 SF
<b>Zoning:</b>	Lt. Industrial
<b>Lot Size:</b>	Mutli-Tenant
<b>Fenced Yard:</b>	No
<b>Trailer Parking:</b>	No
<b>Year Built / Renovated:</b>	1960 / 2018
<b>Construction Type:</b>	Block
<b>Clear Height:</b>	17'
<b>Overhead Doors:</b>	(2-4) 12' x 14'
<b>Truckwells/Docks:</b>	No
<b>Cranes:</b>	N/A
<b>Column Spacing:</b>	40' x 100'
<b>Power:</b>	400 or 800 AMP / 220 Volt
<b>Air Conditioning:</b>	No
<b>Heat Type:</b>	Tube Radiant
<b>Lighting:</b>	Fluorescent
<b>Taxes:</b>	Landlord Pays

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# ADDITIONAL PHOTOS

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# ADDITIONAL PHOTOS

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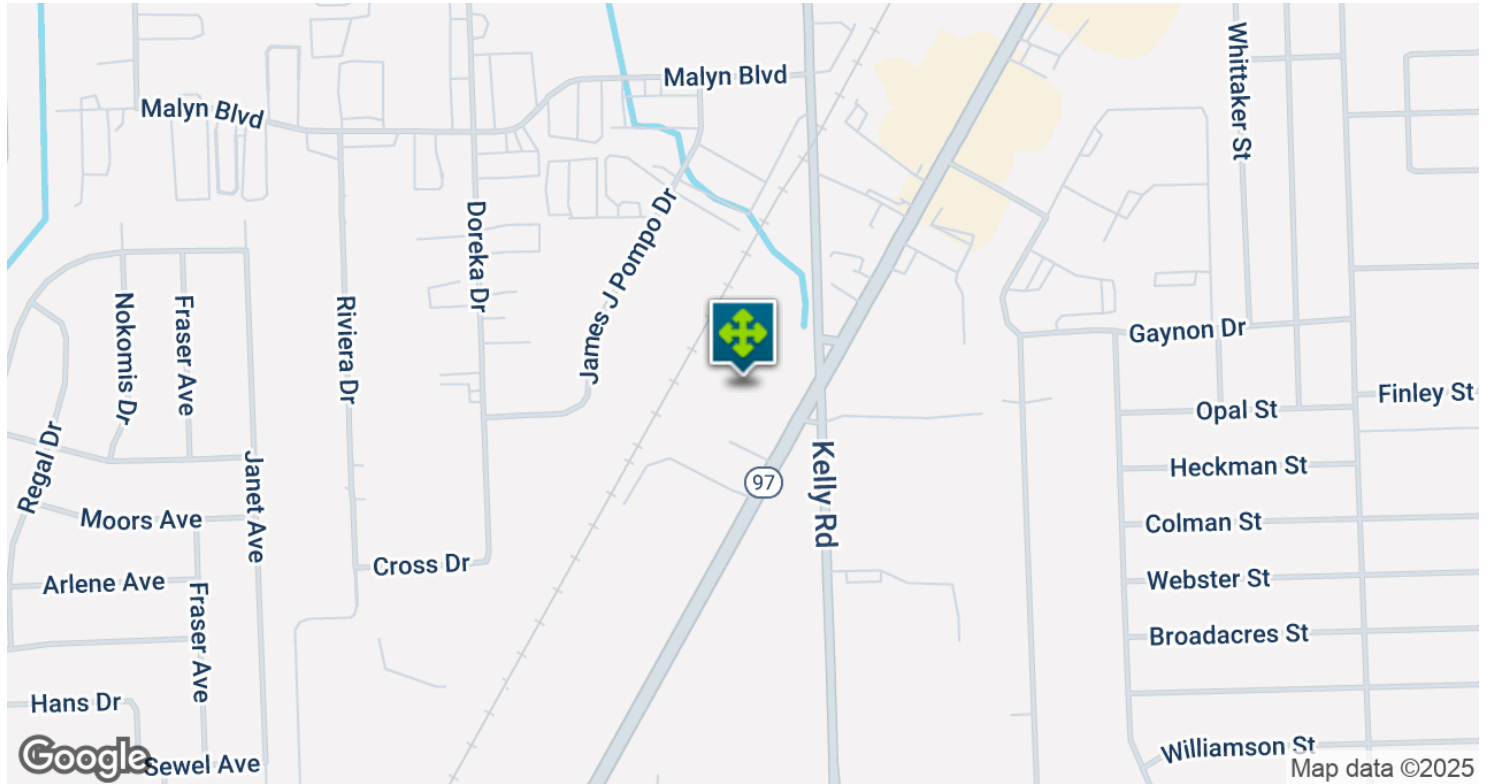


AERIAL MAP

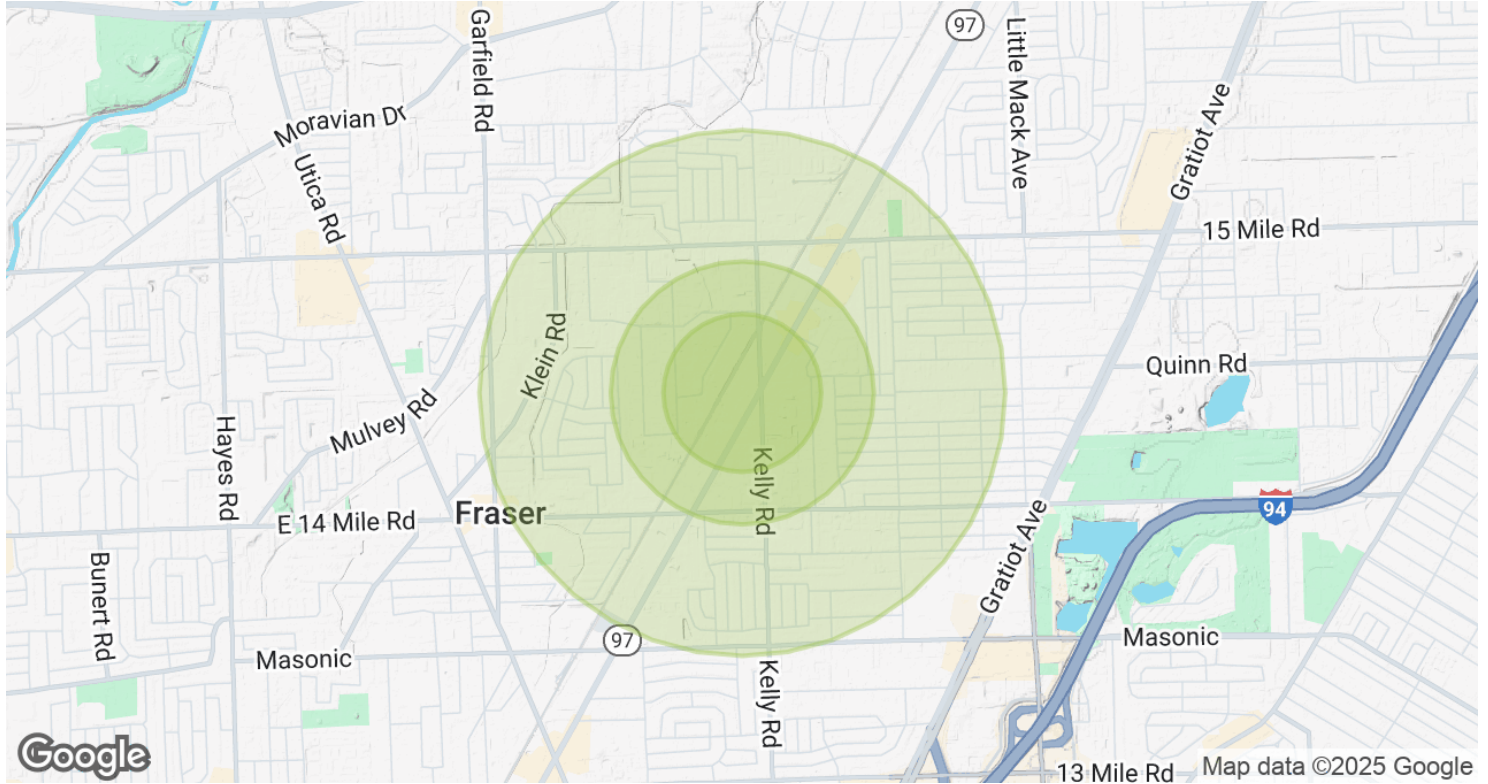


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# LOCATION MAP



# DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	34	1,879	12,931
Average Age	36	38	41
Average Age (Male)	35	37	40
Average Age (Female)	36	39	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	14	767	5,539
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$69,440	\$72,674	\$79,654
Average House Value	\$148,659	\$163,507	\$180,844

Demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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