



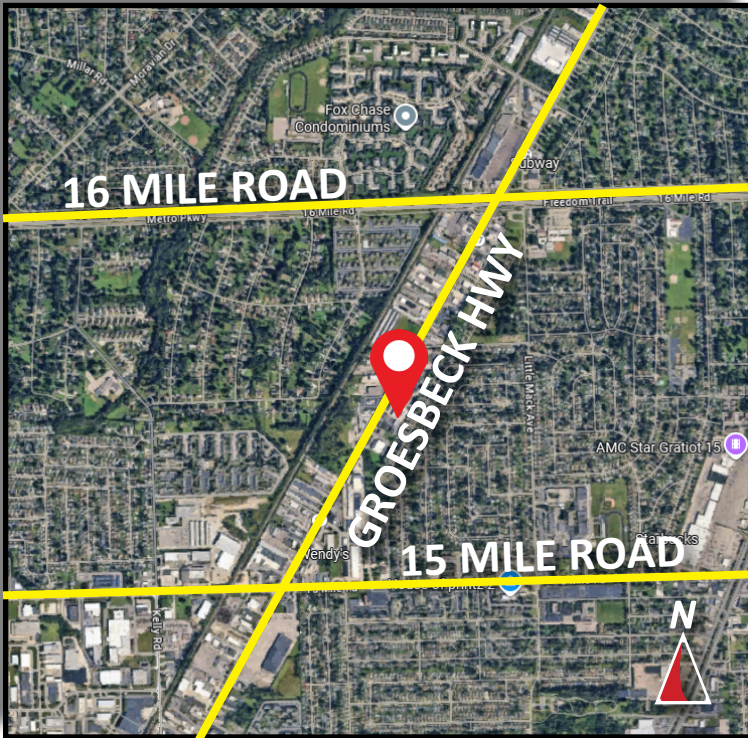
FOR LEASE

35900 Groesbeck Highway
Clinton Township, Michigan
6,638 Square Feet



NOW OFFERING FREE RENT

- Excellent showroom / warehouse space with main street exposure just South of 16 Mile Road
- Gross lease rate includes base year real estate taxes, building insurance, lawn care and snow removal
- Traffic count: 34,250 Cars Per Day (2025)
- Corner influence / ample parking
- 20' clear height / grade level door
- \$9.50 PSF Gross



Burger & Company

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38345 W. 10 Mile Road, Suite 100
Farmington Hills, MI 48335

Information contained herein is deemed to be reliable but is not guaranteed and may be withdrawn at any time.

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35900 Groesbeck Highway
Clinton Township, MI



BUILDING SPECIFICATIONS

Location	South of 16 Mile Road	Square Feet Available	6,638 Sf
Zoning	Light Industrial	Warehouse Square Feet	5,038 SF
Lot Size	Multi	Year Built	2003
Construction	Brick/Steel	Roof	Rubber
Clear Height	20'	Grade Level Doors	One (1) 12'x14' Power
Cranes	No	Truck Well	None
Lighting	LED	Power	200 Amps
Heating	HVAC	Sprinklers	Yes
Parking	Ample	Restrooms	Two (2)

Description

- Excellent showroom / warehouse space with main street exposure just South of 16 Mile Road
- Gross lease rate includes base year real estate taxes, building insurance, lawn care and snow removal
- Traffic count: 34,250 Cars Per Day (2025)
- Corner influence / ample parking
- Excellent truck turning radius

Lease Rate	\$9.50 PSF
Monthly	\$5,255.00
Lease Type	Gross
Availability	Immediate

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INTERIOR IMAGES



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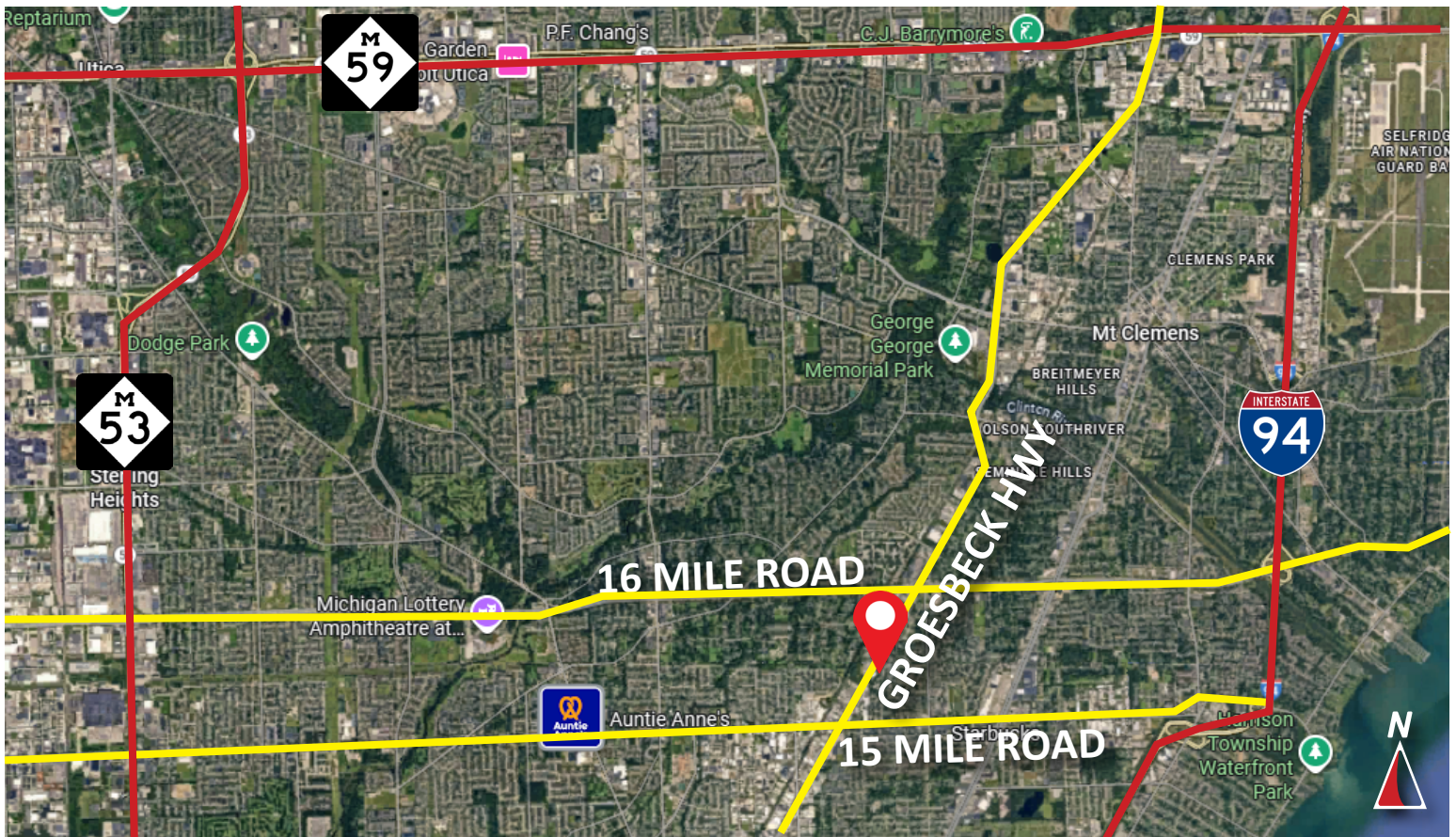
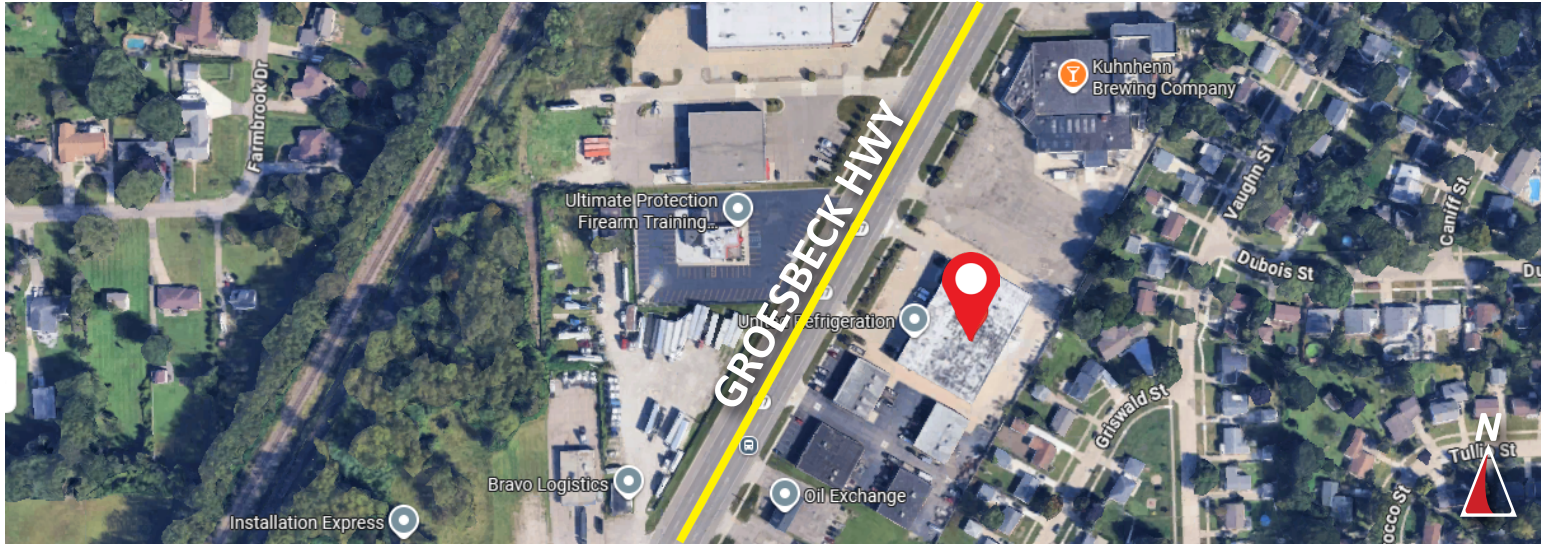
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AERIAL / LOCATION MAP



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