

**INDUSTRIAL PROPERTY // FOR LEASE**

## **3,107 SF INDUSTRIAL SPACE AVAILABLE AT KELLY/GROESBECK TECH CENTER**

33755 - 33789 GROESBECK HWY

FRASER, MI 48026



- Unit 33785: 3,107 SF Industrial Unit w/300 SF Office
- 18" Clear Height
- One (1) 12' x 14; Overhead Door
- Groesbeck frontage
- 200 AMP | 220 Volt
- Minutes from I-94 and I-696
- Unit located in the center of the complex



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Corporate & Investment Real Estate

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## EXECUTIVE SUMMARY



### Lease Rate

**\$10.50 SF/YR  
(MG)**

### OFFERING SUMMARY

|                       |                       |
|-----------------------|-----------------------|
| <b>Building Size:</b> | 55,960 SF             |
| <b>Available SF:</b>  | 3,107                 |
| <b>Lot Size:</b>      | 3.17 Acres            |
| <b>Year Built:</b>    | 1988                  |
| <b>Renovated:</b>     | 2023                  |
| <b>Zoning:</b>        | Light Industrial      |
| <b>Market:</b>        | Detroit               |
| <b>Submarket:</b>     | Groesbeck Central Ind |

### PROPERTY OVERVIEW

Unit 33785: 3,107 SF industrial unit with 300 SF office with 18' clear height, one (1) 12' x 14' overhead door, and 200 AMP / 220 Volt. Ideal uses include warehouse and manufacturing; located at Kelly Rd and Groesbeck Hwy, close to I-696 & I-94. An attractive low gross lease rate includes taxes, insurance, snow removal, and landscaping.

### LOCATION OVERVIEW

Located on the Northwest corner of Groesbeck and Kelly Rd in an industrial/retail area. Close to I-94 and I-696 expressway.

### PROPERTY HIGHLIGHTS

- Unit 33785: 3,107 SF Industrial Unit w/300 SF Office
- 18' Clear Height
- One (1) 12' x 14' Overhead Door
- 200 Amp | 220 Volt
- Groesbeck Frontage
- Unit is located in the rear of the complex



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**John T. Arthurs** PARTNER

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## LEASE SPACES



### LEASE INFORMATION

|              |          |             |               |
|--------------|----------|-------------|---------------|
| Lease Type:  | MG       | Lease Term: | 3.5 yrs       |
| Total Space: | 3,107 SF | Lease Rate: | \$10.50 SF/yr |

### AVAILABLE SPACES

| SUITE           | TENANT    | SIZE (SF) | LEASE TYPE     | LEASE RATE    | DESCRIPTION |
|-----------------|-----------|-----------|----------------|---------------|-------------|
| 33785 Groesbeck | Available | 3,107 SF  | Modified Gross | \$10.50 SF/yr | -           |

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## INDUSTRIAL DETAILS

|                         |                    |
|-------------------------|--------------------|
| Property Type:          | Industrial         |
| Building Size:          | 55,960 SF          |
| Space Available:        | 3,107 SF           |
| Shop SF:                | 2,807 SF           |
| Office SF:              | 300 SF             |
| Mezzanine:              | 300 SF             |
| Occupancy:              | Immediate          |
| Zoning:                 | Light Industrial   |
| Parking Spaces:         | 4                  |
| Fenced Yard:            | No                 |
| Trailer Parking:        | No                 |
| Year Built / Renovated: | 1989 / 2024        |
| Construction Type:      | Block              |
| Clear Height:           | 18'                |
| Overhead Doors:         | One (1) 12 x 14    |
| Truckwells/Docks:       | None               |
| Cranes:                 | None               |
| Column Spacing:         | 40'                |
| Power:                  | 200 AMP   220 Volt |
| Buss Duct:              | No                 |
| Air Conditioning:       | Office Only        |
| Heat Type:              | Gas Unit           |
| Lighting:               | Fluorescent        |
| Sprinklers:             | Yes                |
| Floor Drains:           | No                 |
| Taxes:                  | Landlord Pays      |



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ADDITIONAL PHOTOS



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## FLOOR PLANS



Unit 33785



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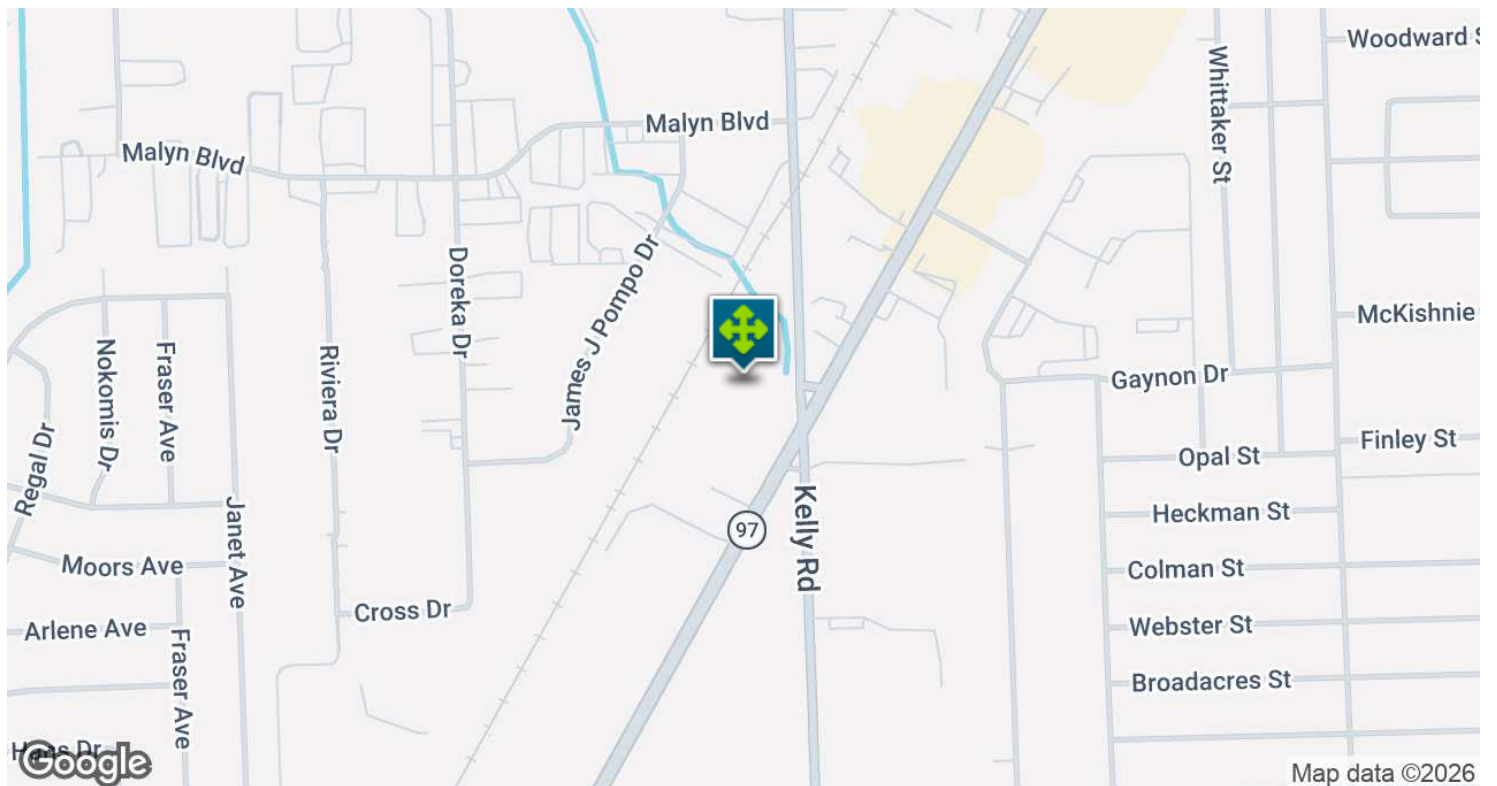
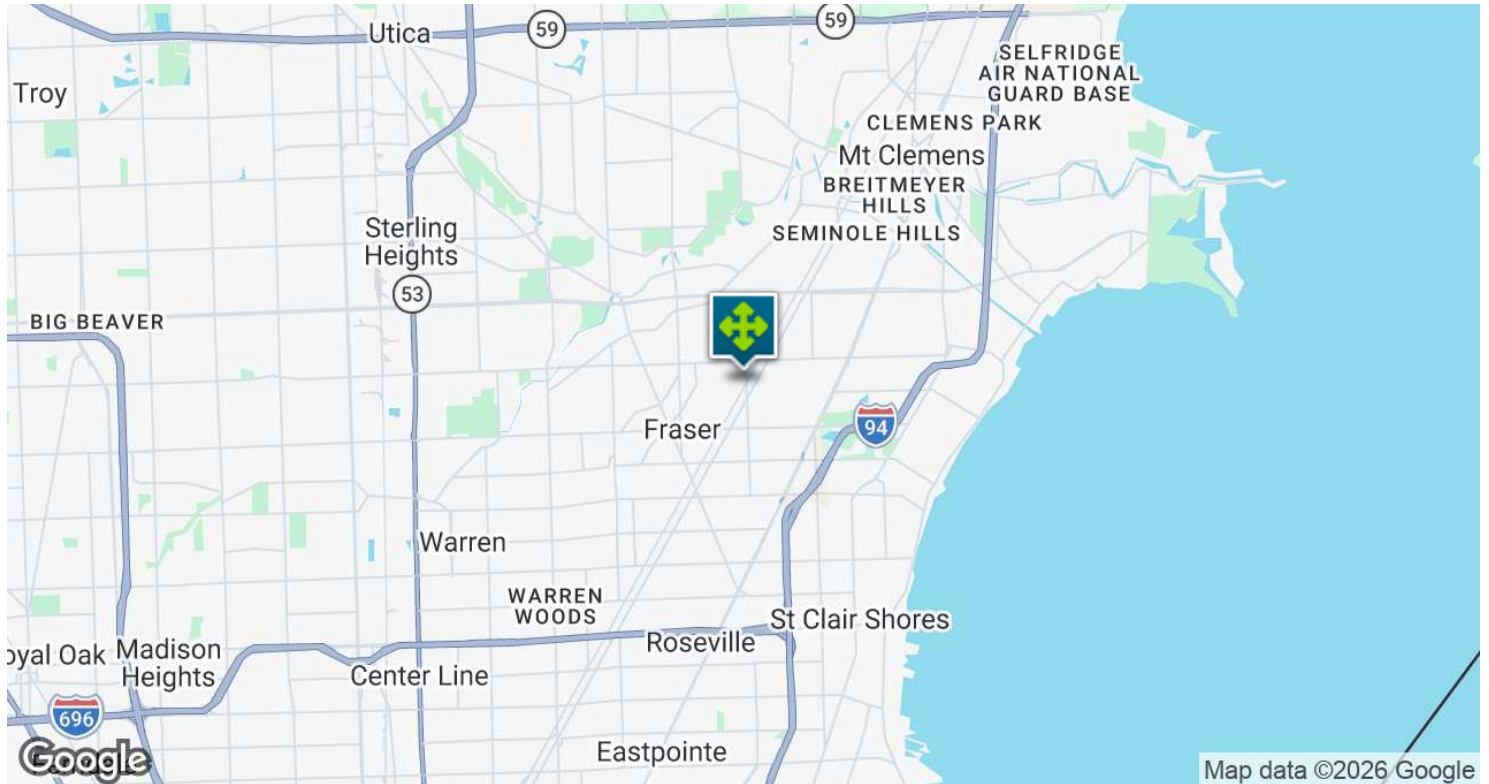
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MARBLE & GRANITE

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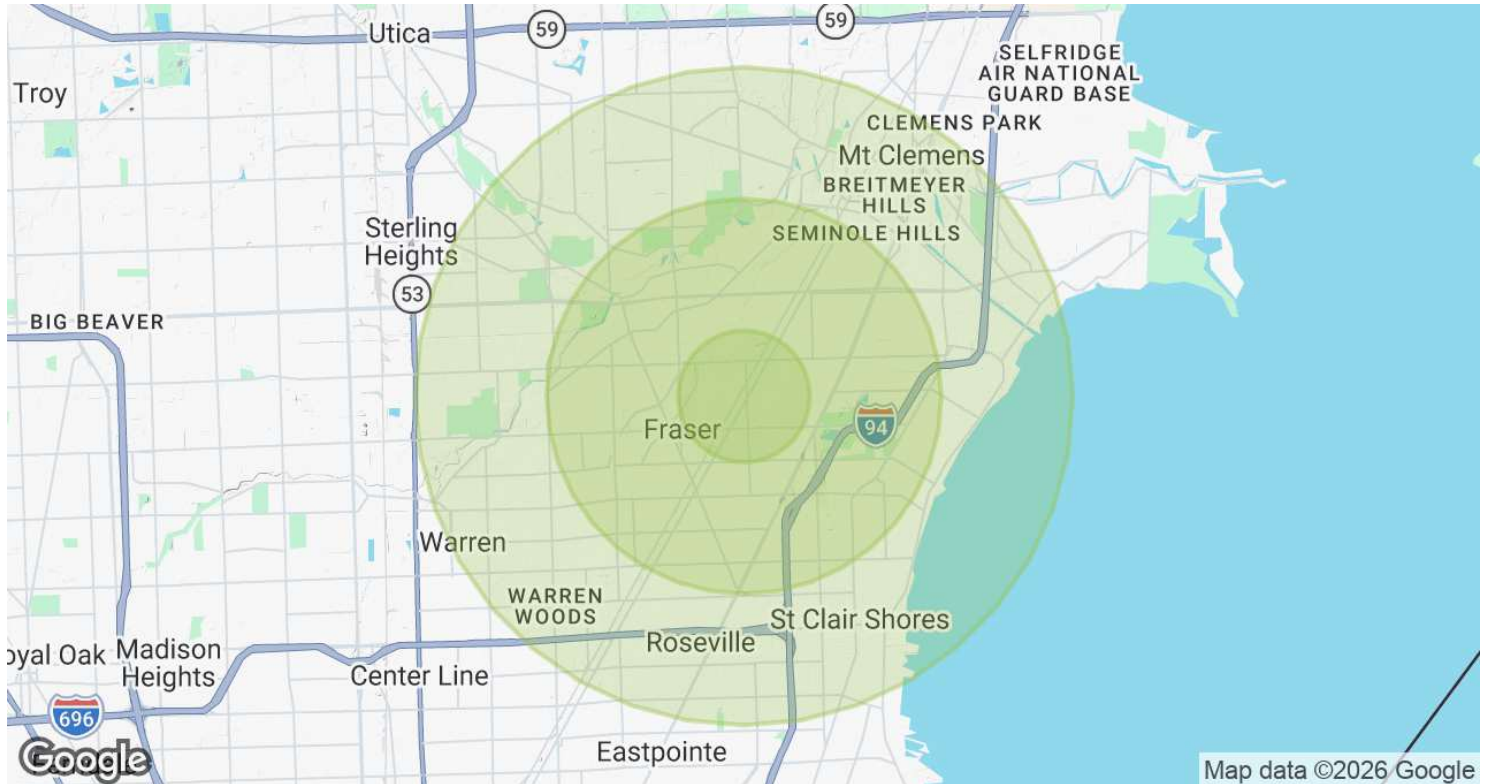
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## LOCATION MAP



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## DEMOGRAPHICS MAP & REPORT



### POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 10,782 | 106,892 | 310,417 |
| Average Age          | 38.0   | 40.4    | 40.9    |
| Average Age (Male)   | 37.0   | 38.1    | 39.1    |
| Average Age (Female) | 39.1   | 42.4    | 42.4    |

### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,326     | 45,200    | 130,225   |
| # of Persons per HH | 2.5       | 2.4       | 2.4       |
| Average HH Income   | \$54,830  | \$58,602  | \$60,554  |
| Average House Value | \$133,655 | \$146,257 | \$150,585 |

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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