

# Industrial Property Description

## 44180 Vic Wertz Dr. Clinton Twp., MI



PROPERTY SUMMARY	
BUILDING SF:	13,194
AVAILABLE SF:	13,195
OFFICE SF:	1,674 SF
WAREHOUSE SF:	11,520 SF
COUNTY:	MACOMB
CROSS STREETS:	HALL AND GROESBECK

SITE	
LAND SIZE (ACRES):	0.93 ACRES
PARCEL NUMBER:	16-110-01-100-043
ZONING:	LIGHT INDUSTRIAL

GENERAL	
UTILITIES:	ALL
# PARKING SPACES:	25 SURFACE
ANNUAL TAXES:	Winter: \$7,352.73 (2024) Summer: \$18,172.83 (2025)

TRANSACTION INFORMATION	
ASKING:	\$8.95/SF NNN (NNN = \$2.88)

CONTACTS	
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FEATURES	
<ul style="list-style-type: none"> <li>LIGHT INDUSTRIAL BUILDING WITH 18' CLEAR HEIGHT</li> <li>2 RESTROOMS IN SHOP SPACE AND ONE EXECUTIVE RESTROOM WITH SHOWER WITHIN BUILDING</li> <li>100% AIR CONDITIONED</li> <li>OCCUPANCY: JANUARY 2026</li> </ul>	

BUILDING	
CONSTRUCTION TYPE:	MASONRY
YEAR BUILT:	1991
FLOOR:	6"
LIGHTING:	VAPOR
LAVS:	3
HEATING:	TUBE TYPE RADIANT
SPRINKLER:	NONE
CLEAR HEIGHT:	18'
ROOF:	FLAT MEMBRANE
POWER/BUSS:	1,000 AMPS / 480V 3 PHASE
CRANES:	NONE
RAIL:	NONE
# DOCKS/TRUCKWELLS:	NONE
# GRADE LEVEL DOORS:	2
DOOR DIMENSIONS:	12' X 14'
AIR COMPRESSOR	NONE



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