

37187 GROESBECK HWY  
CLINTON TWP, MICHIGAN

INDUSTRIAL FOR SALE OR LEASE  
64,500 Square Feet Available



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ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

**UNIQUE OPPORTUNITY**



**ZONED INDUSTRIAL**

## PROPERTY FEATURES

- 64,500 square feet available
- Office area to suit
- Located on 3.5 acres
- 15'-18' clear height
- (1) 10 x 10 grade level door, (2) truckwell
- Former Kroger store rezoned Industrial
- Heavy power, main road exposure, signage, and paved parking with 65+ spaces
- Minutes from I-94, Hall Road and I-696 expressways
- Lease Rate: \$5.95/sq.ft. NNN
- Sale Price: \$3,096,000 (\$48.00/sq.ft.)



For more information, please contact:

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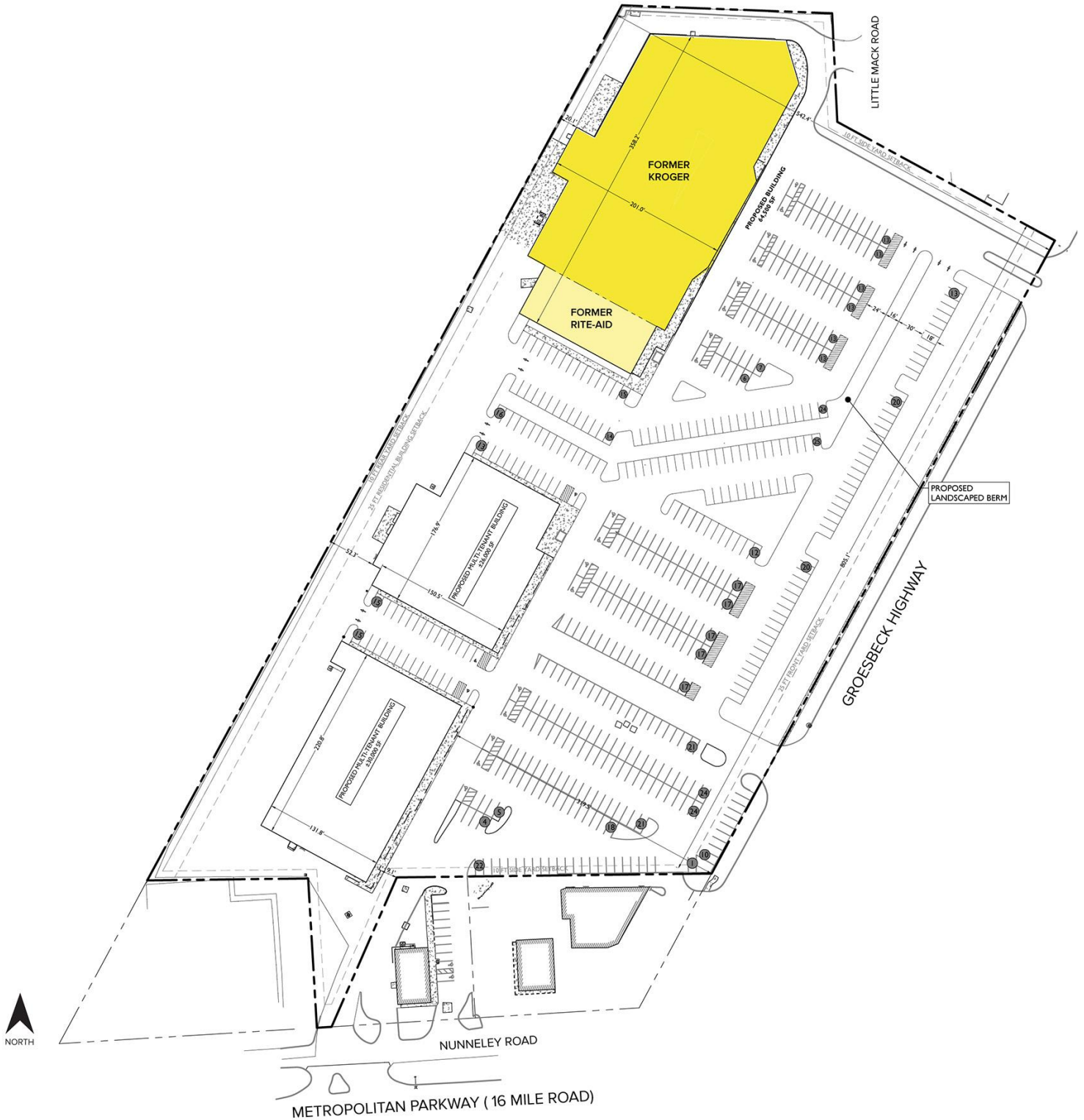
bwilkiemeyer@signatureassociates.com

# 37187 Groesbeck Hwy – Clinton Twp, Michigan

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### Site Plan



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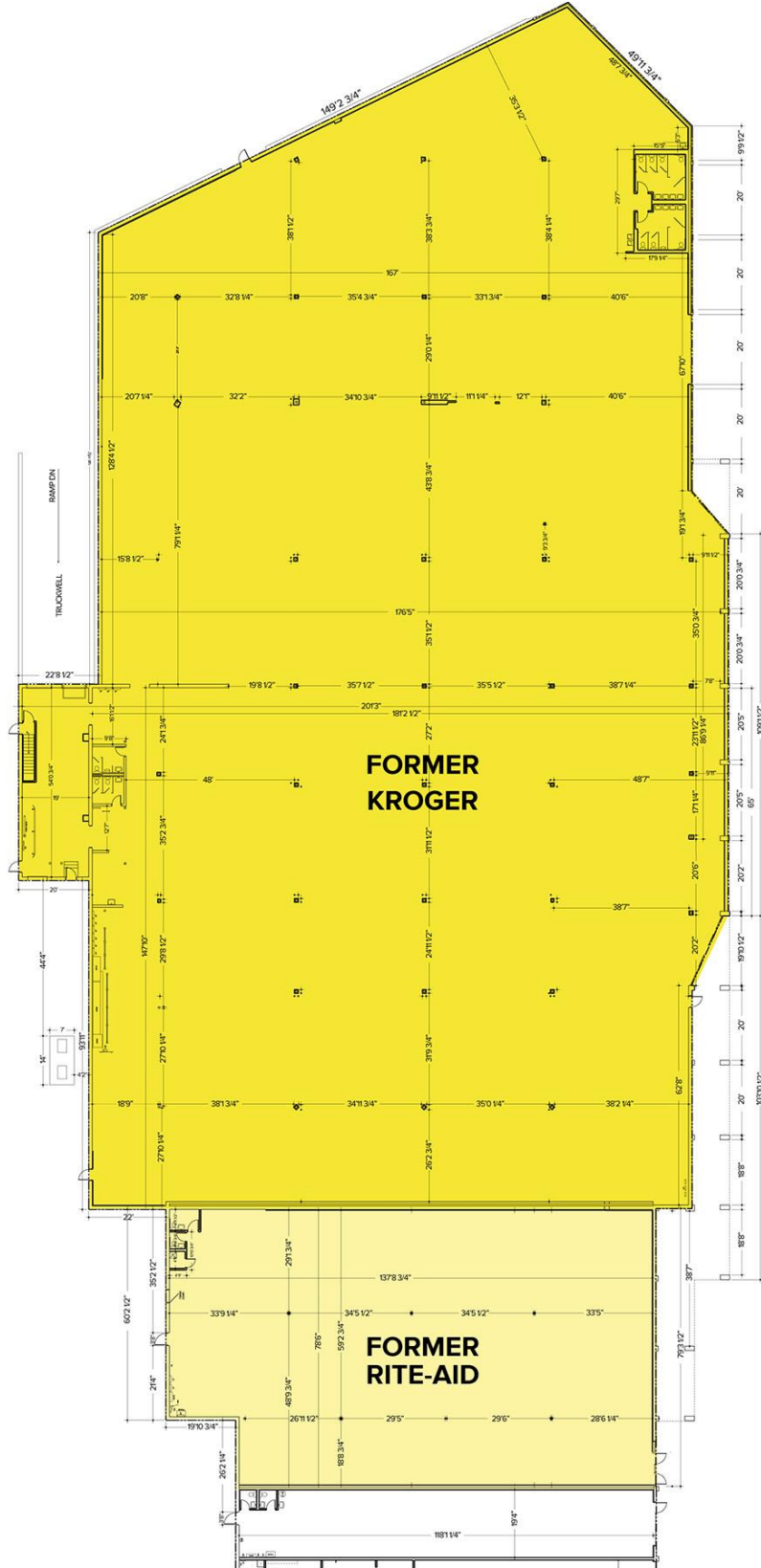
**SIGNATURE ASSOCIATES**  
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### Floor Plan



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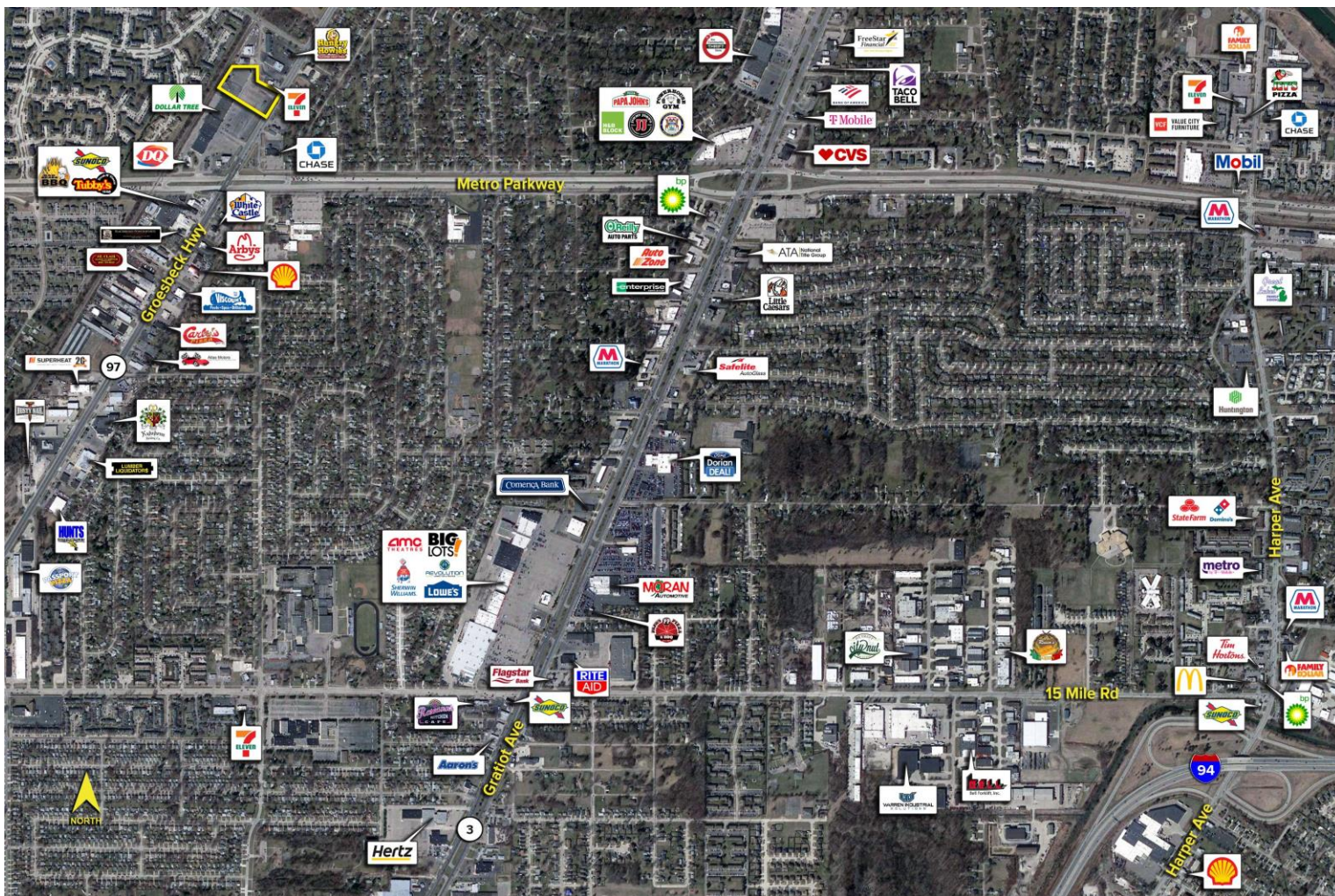


### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	12,330	\$57,012
3 MILE	96,617	\$60,460
5 MILE	266,687	\$65,791

### TRAFFIC COUNTS (TWO-WAY)

29,952	Groesbeck Hwy S. of 16 Mile Rd
29,680	Groesbeck Hwy N. of 16 Mile Rd.
37,800	16 Mile Rd. E. of Groesbeck Hwy
42,540	16 Mile Rd. W. of Groesbeck Hwy



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