



## Industrial For Sale or Lease

**Property Name:**  
**Location:** 37187 Groesbeck Highway  
**City, State:** Clinton Twp., MI  
**Cross Streets:** N. of Metro Pkwy.  
**County:** Macomb  
**Zoning:** Industrial

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	64,500	Available Shop Sq. Ft.:	64,500	Office Dim:	N/A
Available Sq. Ft.:	64,500	Available Office Sq. Ft.:	0	Shop Dim:	N/A

PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1972 (Retrofit: 2021)
Clear Height:	15' - 18'	Rail:	No	Sprinklers:	Yes
Grade Level Door(s):	1: 10 x 10	Security:	Yes	Signage:	N/A
Truckwells or Docks:	2	Interior:	No	Exterior:	Yes
Exterior Construction:	Mason	Lighting:	T-5	Roof:	Flat
Structural System:	Steel	Bay Sizes:	35' x 40'	Floors:	6"
Air-Conditioning:	Yes	Restrooms:	3	Floor Drains:	Yes
Heating:	GFA	Cranes:	No	Acreage:	3.500
Availability:	Immediately	Parking:	65 +/-	Land Dimensions:	N/A
Power (Amps/Volts):	3000 Amps, 240/400 Volts, Heavy Power				

PRICING INFORMATION		Lease Rate:	\$5.95	Mthly Rate:	N/A	Deposit:	N/A
Lease Type:	NNN	Lease Term:	N/A	TD:	N/A	Parcel #:	16-11-21-478-007
Sale Price:	\$3,096,000 (\$48.00/sqft)	Taxes:	\$32,120 (2020)	Assessor #:	N/A		
Imprv Allow:	N/A	Options:	N/A				
Tenant Responsibility:	N/A						

### COMMENTS

Former Kroger store rezoned to industrial. Heavy power, truckwells, heavy parking, main road exposure, signage and paved parking. Minutes from I-94, Hall Road and I-696 expressways. Unique opportunity.



**Broker:** SIGNATURE ASSOCIATES

#### Agent(s):

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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.