

## Industrial For Lease

29153 Groesbeck Highway, Roseville, MI



<b>Total Building Sq. Ft.:</b>	22,600	<b>Available Shop Sq. Ft.:</b>	16,600 - 20,600	<b>Freestanding:</b>	Yes
<b>Available Sq. Ft.:</b>	18,600 - 22,600	<b>Available Office Sq. Ft.:</b>	2,000	<b>Zoning:</b>	I-2
<b>Building Type:</b>	Built	<b>Year Built:</b>	1977	<b>County:</b>	Macomb
<b>Cross Streets:</b>	12 Mile Rd.				
<b>Clear Height:</b>	20' - 23'	<b>Rail:</b>	No	<b>Sprinklers:</b>	No
<b>Grade Level Door(s):</b>	8: 14 x 16, 12 x 14	<b>Security:</b>	Yes	<b>Signage:</b>	Yes
<b>Truckwells or Docks:</b>	0	<b>Interior:</b>	N/A	<b>Exterior:</b>	N/A
<b>Exterior Construction:</b>	Face Brick	<b>Lighting:</b>	M. Hal./LED	<b>Roof:</b>	Updated
<b>Structural System:</b>	Block/Steel	<b>Bay Sizes:</b>	60' x 170'	<b>Floors:</b>	N/A
<b>Air-Conditioning:</b>	Office	<b>Restrooms:</b>	Multiple	<b>Floor Drains:</b>	Yes
<b>Heating:</b>	Radiant	<b>Cranes:</b>	Yes, 2 - 3 Tons	<b>Acreage:</b>	1,510
<b>Available:</b>	Immediately	<b>Parking:</b>	Heavy	<b>Land Dim:</b>	N/A
<b>Power (Amps/Volts):</b>	480 Volts, Heavy				
<b>Lease Rate:</b>	\$5.00	<b>Mthly Rate:</b>	N/A	<b>TD:</b>	N/A
<b>Lease Type:</b>	NNN	<b>Taxes:</b>	\$18,840.98 (2020)	<b>Deposit:</b>	N/A
<b>Lease Term:</b>	2-5 Year(s)	<b>Parcel #:</b>	08-14-07-377-003	<b>Assessor #:</b>	N/A
		<b>Imprv Allow:</b>	N/A	<b>Options:</b>	N/A

**Tenant Responsibility:** N/A

**Comments:** Heavy power distributed throughout with upgraded switch gear. Bridge cranes (up to 3 tons) - footings for heavier. Heavy steel mezzanine. Recently renovated with all systems in working condition. Outside storage. Close proximity to I-696, GM Tech Center, the defense corridor and auto plants. Mezzanine: 500.

**Broker:** SIGNATURE ASSOCIATES

**Agent(s):**

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