

ELECTRONIC GATED YARD SPACE



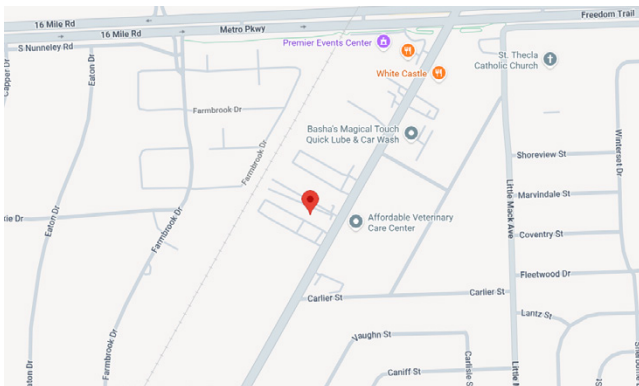
PILOT

PROPERTY GROUP

EXCEPTIONALLY CLEAN FACILITY WITH DRIVE THRU SHOP 36401 GROESBECK HWY, CLINTON TOWNSHIP, MI 48035

PROPERTY OVERVIEW:

- Clean building with epoxy floors in shop
- Downstairs Offices renovated in 2019
- Upstairs office renovated January 2026
- Existing Crane Trolley
- Top of line security system with keycard entry on all excess doors
- Gated yard with electronic opener
- Call agent for more info



Property Type:	Industrial
Cross Streets:	West side of Groesbeck, South of 16 Mile Rd
Total Square Footage:	11,290
Office Square Footage:	2,290
Shop Square Footage:	9,000
Groesbeck Frontage:	183'
Parcel Size:	1.37 Acres
Year Built:	1967
Zoning:	I-2
Parking Spaces:	75 +/-
Ceiling Height:	19'
Grade Level Doors:	(2) 16' and (2) 14'
Cranes:	Crane Trolley Present
Power:	Heavy
Lighting:	LED
Heat Type:	Radiant
Property Taxes:	\$23,434
Lease Rate:	\$12,500/month
Lease Type:	NNN

AGENT CONTACT INFO

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ADDITIONAL PHOTOS



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