



Industrial For Sale

Property Name:

Location: 23510 Groesbeck Highway

City, State: Warren, MI

Cross Streets: Nine Mile Road

County: Macomb

Zoning: M-2

BUILDING SIZE / AVAILABILITY		Building Type:	Built	Mezzanine:	N/A
Total Building Sq. Ft.:	11,600	Available Shop Sq. Ft.:	10,400	Office Dim:	N/A
Available Sq. Ft.:	11,600	Available Office Sq. Ft.:	1,200	Shop Dim:	N/A

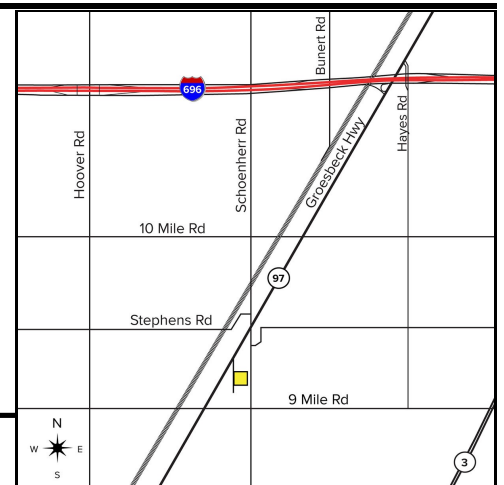
PROPERTY INFORMATION		Freestanding:	Yes	Year Built:	1979
Clear Height:	25'	Rail:	No	Sprinklers:	No
Grade Level Door(s):	2: 12 x 14	Security:	No	Signage:	None
Truckwells or Docks:	0	Interior:	N/A	Exterior:	N/A
Exterior Construction:	Concrete	Lighting:	LED	Roof:	Flat
Structural System:	N/A	Bay Sizes:	N/A	Floors:	Concrete
Air-Conditioning:	Office	Restrooms:	Yes	Floor Drains:	No
Heating:	Radiant	Cranes:	Yes, (2) Overhead	Acreage:	1.230
Availability:	Immediately	Parking:	Yes	Land Dimensions:	N/A
Power (Amps/Volts):	1200 Amps, 480 Volts, Heavy, Buss, Air Lines				

PRICING INFORMATION

Sale Price:	\$1,000,000 (\$86.21/sqft)	Deposit:	N/A	TD:	N/A
Taxes:	\$17,535.96 (2025)	Options:	N/A	Assessor #:	N/A
Parcel #:	12-13-26-478-032				

COMMENTS

Well-maintained property with good freeway access to I-696 and I-94. Plenty of parking and outside storage space available. Building is currently occupied with a tenant. Contact broker for more details.



Broker: SIGNATURE ASSOCIATES

Agent(s):

Peter Vanderkaay, (248) 359-3837, pvanderkaay@signatureassociates.com

Ben Wilkiemeyer, (248) 359-0624, bwilkiemeyer@signatureassociates.com