

SIGNATURE ASSOCIATES
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Industrial For Sale

Property Name:	Lake Court
Location:	27733 Groesbeck Highway
City, State:	Roseville, MI
Cross Streets:	I-696
County:	Macomb
Zoning:	I-2, Heavy Ind.

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.:	68,812	**Building Type:**	Built	**Mezzanine:**	N/A
Available Sq. Ft.:	68,812	**Available Shop Sq. Ft.:**	58,692	**Office Dim:**	N/A
		Available Office Sq. Ft.:	10,120	**Shop Dim:**	N/A

PROPERTY INFORMATION

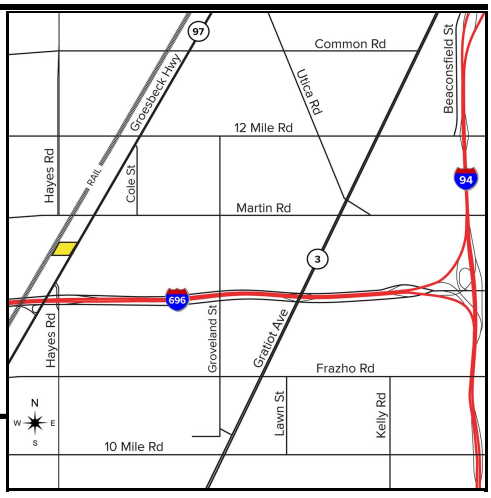
Clear Height:	20'	**Freestanding:**	Yes	**Year Built:**	1976 (Retrofit: 2006)
Grade Level Door(s):	7: 12 x 14, 12 x 12	**Rail:**	No	**Sprinklers:**	Yes
Truckwells or Docks:	5	**Security:**	Yes	**Signage:**	Yes
Exterior Construction:	New/Face Brick	**Interior:**	Yes	**Exterior:**	No
Structural System:	Block/Steel	**Lighting:**	T-8	**Roof:**	New - Rubber
Air-Conditioning:	Yes	**Bay Sizes:**	N/A	**Floors:**	N/A
Heating:	Forced Air	**Restrooms:**	Multiple	**Floor Drains:**	No
Availability:	90-120 Days	**Cranes:**	No	**Acreage:**	3.149
Power (Amps/Volts):	240 Volts	**Parking:**	Heavy	**Land Dimensions:**	N/A

PRICING INFORMATION

Sale Price:	$7,250,000 ($105.36/sqft)	**Deposit:**	N/A	**TD:**	N/A
Taxes:	$74,352.37 (2024)	**Options:**	N/A	**Assessor #:**	N/A
Parcel #:	08-14-18-302-018				

COMMENTS

Located in the City of Roseville's "Green Zone" for a potential cultivation operation. Brand new first class offices, very clean, new roof, new paving, room for expansion, seconds from I-696. Must see to appreciate overall condition and amenities.



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.