



OFFERING SUMMARY

Total SF	8,630 SF
Lease Rate	\$8.00 SF
Lease Term	3 - 5 years
Lease Type	NNN
CAM	\$1.45
Acres	0.563 AC
Zoning	I-1 Light Industrial
Occupancy	April 1, 2025

PROPERTY OVERVIEW

Well maintained 8,630 SF industrial building in Clinton Twp. High ceilings. Clean space ready to move in. Fantastic location moments from Gratiot, Groesbeck, M-59 and I-94

PROPERTY HIGHLIGHTS

- ♦ 240V 3 phase power
- ♦ 12' x 14' overhead door
- ♦ 2,981 SF office, 5,649 SF Shop
- ♦ Bonus mezzanine space
- ♦ Clear Height 16'8"
- ♦ Light Industrial zoning allows for many uses.



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