PILOT
PROPERTY GROUP

35441-35445 GROESBECK HWY, CLINTON TOWNSHIP 48035

PROPERTY OVERVIEW:

Two move-in ready option:

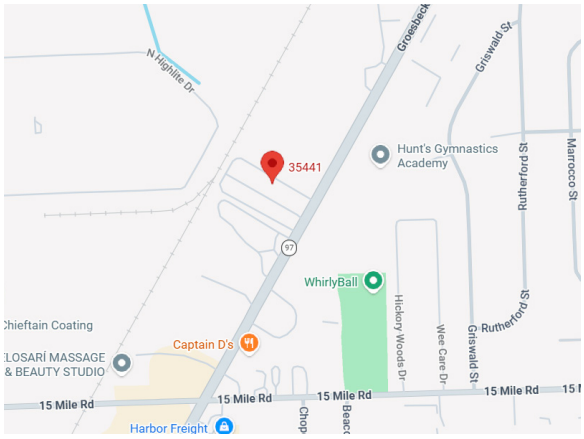
Option 1: 8,280 SF Shop + 3,528 SF Office = 11,808 SF

- Offers premier Groesbeck frontage and (2) 14' overhead doors

Option 2: 5,040 SF Shop + 144 SF Office = 5,184 SF

- Perfect fit for warehouse/industrial with minimal office, (1) 14' overhead door.

Property Type: ..... Industrial
Cross Streets: ..... West side of Groesbeck, North of 15 Mile
Total Square Footage: 35,784
Minimum Square Footage: 5,184
Maximum Square Footage: 11,808
Parcel Size: ..... 1.87 Acres
Year Built: 1968
Zoning: I-2
Ceiling Height: ..... 15' Clear
Heat Type: ..... Radiant Tube
Lease Rate: ..... ~~$9.50~~ **$8.50 PSF**
Lease Type: ..... Modified Gross



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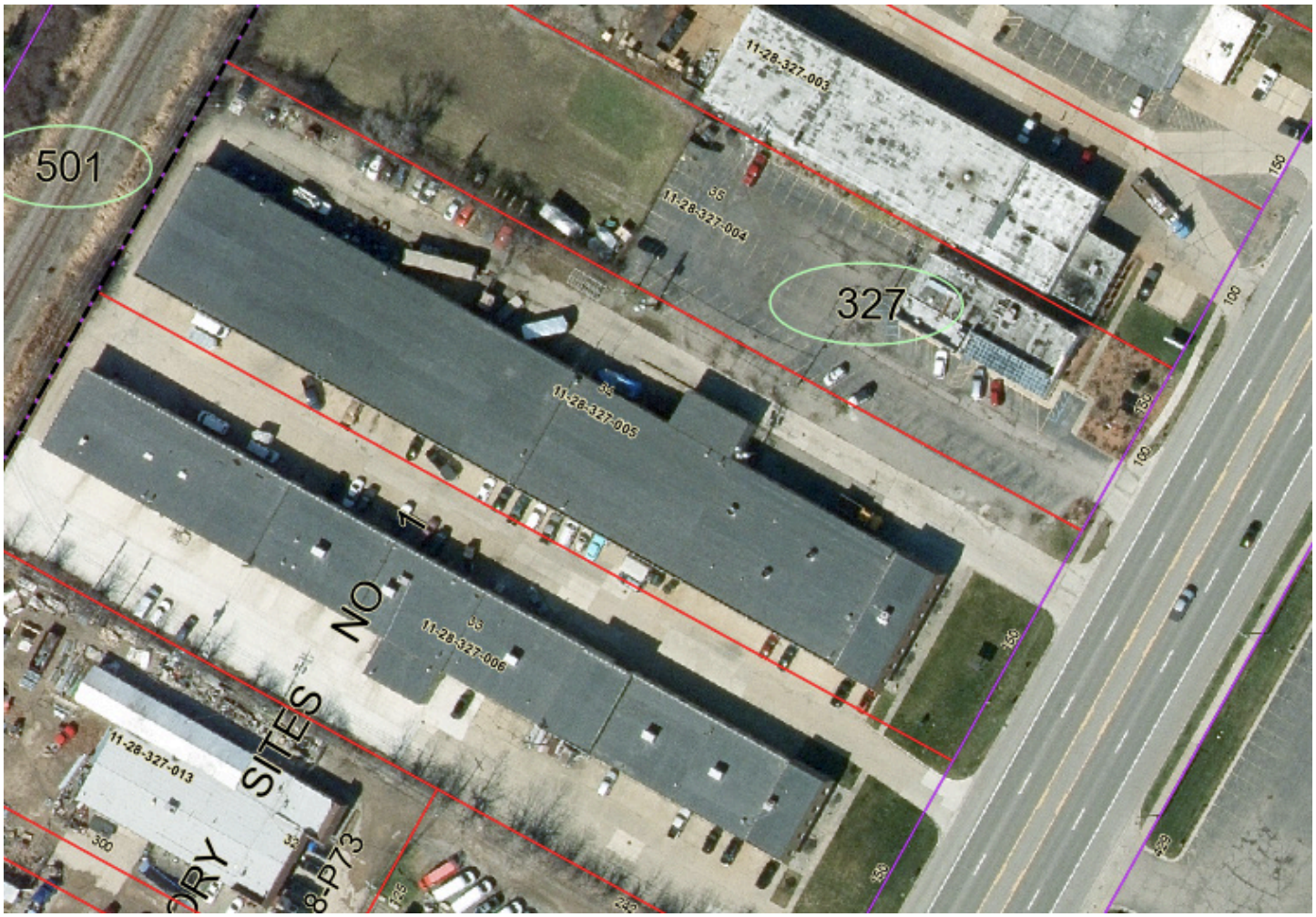
ADDITIONAL PHOTOS



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