

36351 Groesbeck Highway
Clinton Township, MI 48035

**Flex Space on Groesbeck
Highway with Fast Corridor
Access**



PROPERTY FEATURES

- **Space Size:** 2,500 square feet of flex and warehouse space on a commercial corridor.
- **Groesbeck Access:** Located on Groesbeck Highway (M-97) with fast corridor and highway access.
- **Drive-In Loading:** The building offers drive-in loading for straightforward move-in and operations.
- **Clear Height:** Sixteen-foot clear height supports racking, storage, and equipment.
- **Heavy Power:** Building's 1,000-amp, 240-volt three-phase power serves equipment-intensive users.
- **Efficient Footprint:** 2,500 square feet suits a smaller operator or a growing business.
- **Gross Lease:** One predictable monthly payment under \$3,000, gross, eases budgeting.
- **Two-Year Term:** Two-year lease term available for planning stability.
- **Building Renovation:** Masonry building originally built in 1971 and renovated in 2013.
- **On-Site Parking:** Surface parking on site for staff and service vehicles.



For more information, please contact:

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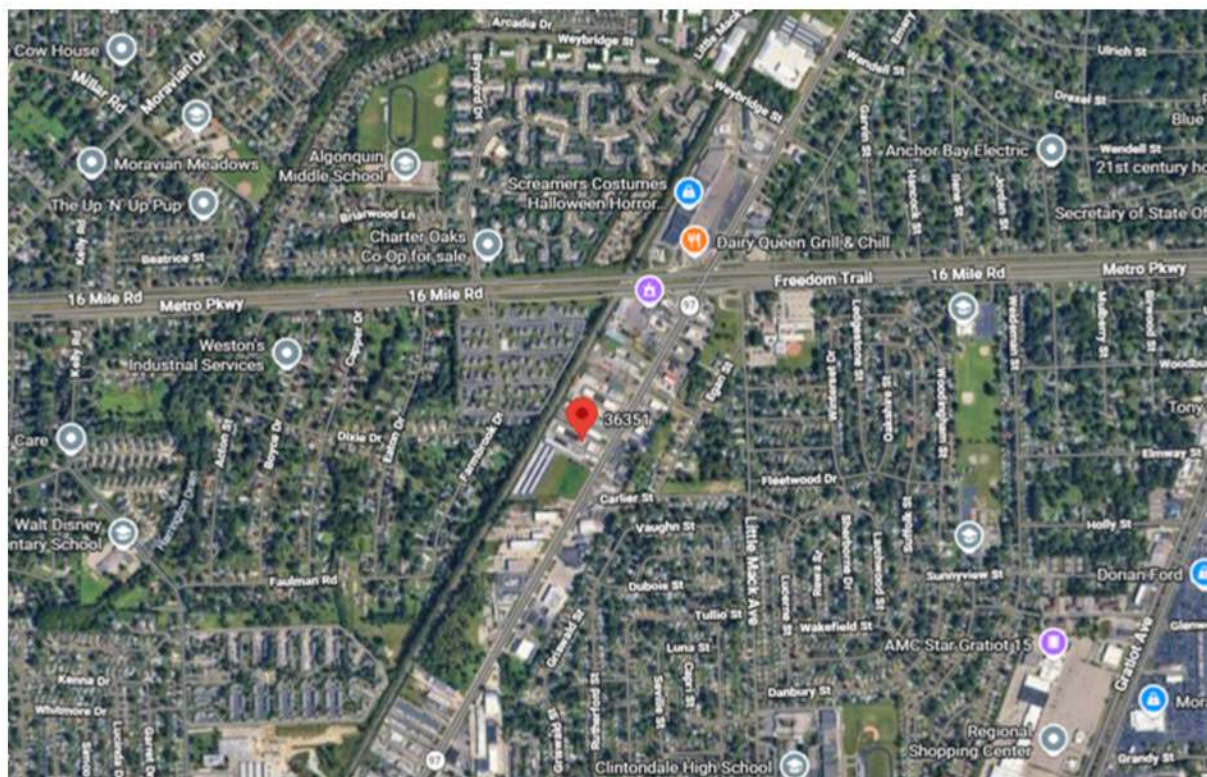
TDG Commercial Real Estate
440 S Main St,
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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

2,500 SF Flex and Warehouse Space on Groesbeck Highway

2,500 SF
AVAILABLE

Aerial



LEASING SUMMARY

36351 Groesbeck Highway offers 2,500 square feet of flex and warehouse space on M-97 in Clinton Township. The space suits a smaller operator, contractor, or growing business that needs work area, storage, and easy loading. It is offered as a gross lease at \$13.65 per square foot, which works out to one predictable monthly payment of \$2,843.75, under \$3,000 per month, with no variable pass-through costs. Set in a building with drive-in loading, sixteen-foot clear height, and heavy power, the space pairs operational capability with an affordable, straightforward lease.

Property reports indicate 1,000-amp, 240-volt three-phase power; tenant to verify availability and suitability for intended use.

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Efficient Gross Lease Under \$3,000 per Month

2,500 SF
AVAILABLE

SPACE DETAIL

Lease Detail	Value Prop
Available Space	2,500 SF
Space Type	Warehouse / flex
Lease Rate (Gross)	\$13.65/SF
Monthly Rent	\$2,844
Annual Rent	\$34,125
Lease Term	Two years
Two-Year Value	\$68,250

- **Predictable Cost:** Gross lease means one monthly figure under \$3,000 with no pass-throughs.
- **Operational Build:** Drive-in loading and 16-foot clear height support hands-on work and storage.
- **Heavy Power:** Building's three-phase power serves equipment-driven and light-industrial users.
- **Efficient Entry:** 2,500 SF and a sub-\$3,000 rent lower the commitment for smaller tenants.
- **Flexible Term:** Two-year term gives a stable, plannable commitment.

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USE CASES AND TENANT PROFILES

The flex build suits two kinds of operators, and the space works for either without compromise. Specific uses are subject to municipal zoning verification.

TRACK 1: SERVICE AND CONTRACTOR OPERATORS

The 2,500 square foot space works well for a service business or contractor that needs a mix of storage, work area, and easy loading, with a dispatch presence on a visible corridor.

Candidate tenants:

- Plumbing, HVAC, or electrical contractor
- Landscaping or field-service company
- Equipment or supply operation
- Trades business needing storage plus a small office

Why the space fits:

- **Loading:** Drive-in access in the building supports moving equipment and materials.
- **Storage:** Sixteen-foot clear height allows racking and inventory in a compact footprint.
- **Cost:** Under \$3,000 per month gross keeps operating overhead low.

TRACK 2: LIGHT INDUSTRIAL AND MAKER OPERATORS

For a light-industrial or maker tenant, the building's heavy power and clear height support equipment-driven work in an efficient, affordable footprint.

Candidate tenants:

- Light manufacturing or assembly
- Fabrication or maker operation
- Light production or workshop use
- Light-industrial operator, subject to zoning
-

Why the space fits:

- **Power:** The building's heavy three-phase power supports equipment-driven work.
- **Build:** Masonry building renovated in 2013 with a sixteen-foot clear height.
- **Footprint:** 2,500 SF is right-sized for a small, growing operation.

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Drive-In Loading and Heavy Power in a Compact Footprint

2,500 SF
AVAILABLE

AREA OVERVIEW AND DEMOGRAPHICS

The area behind 36351 Groesbeck Highway supports an operational tenant through access and labor rather than consumer demographics. Groesbeck Highway provides fast corridor movement, and the surrounding area mixes retail, service, industrial, and business users. The three-mile area holds more than 37,000 daytime employees and a resident base approaching 100,000, supplying both a labor pool and nearby businesses to serve. Heavy traffic on Groesbeck adds visibility for a dispatch or service operation.

TRADE AREA DATA

Metric	1 Mile	3 Miles
Population	14,390	99,826
Households	6,184	43,571
Median Age	40.9	42.5
Median Household Income	\$63,672	\$67,285
Daytime Employees	2,542	37,280

TRAFFIC COUNTS, GROESBECK HIGHWAY CORRIDOR (2025)

Road Segment	Vehicles Per Day
Groesbeck Highway at Carlier Street	34,250
Groesbeck Highway at 16 Mile Road	32,847
Groesbeck Highway (M-97) at Eaton Drive	52,530
16 Mile Road at South Nunneley Road	37,241

Relevance to the Tenant Profiles

The area data supports both operator tracks on the previous page.

- **Service and Contractor:** More than 37,000 area daytime employees and dense nearby businesses supply steady service demand.
- **Light Industrial:** Corridor access and a broad labor pool support equipment-driven operations and hiring.

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