

NEW CONSTRUCTION FOR LEASE



PILOT

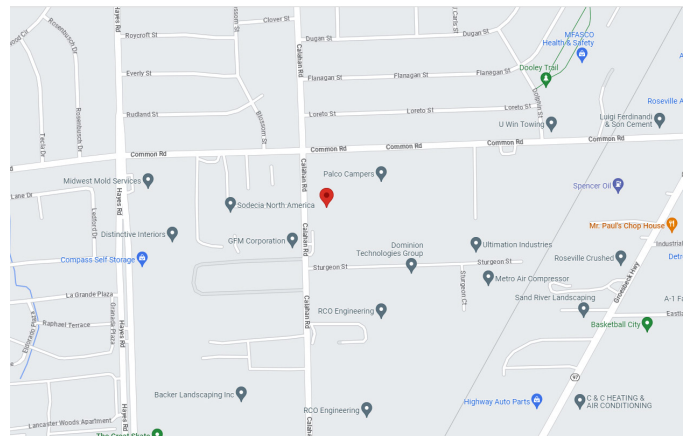
PROPERTY GROUP

29850 CALAHAN RD., ROSEVILLE, MI 48066

PROPERTY OVERVIEW:

- Under Construction, Coming Late 2025
- New Construction, Free Standing Industrial For Lease
- Located on Calahan in Roseville, (West of Groesbeck, off Common Rd, between 12 & 13 Mile)
- Corporate Image, Two Story Offices
- Street Facing Truck well, w/ (2) rear grade level doors
- Contact Evan or Jimmy for more info.

Property Type: Free Standing Industrial
Cross Streets: West of Groesbeck, off Common Road
Total Square Footage: 12,430
1st Floor Office Sq. Ft.: 1,620 SF
2nd Floor Mezzanine Sq. Ft.: 1,620 SF
Shop Sq. Ft.: 9,140 SF
Year Built: 2023/24
Zoning: Manufacturing (I-2 General Industrial)
Parking: 17 Spaces
Grade Level Doors: (2) 12'w x 14'h
Truck Well: (1) Exterior Street Facing



Ceiling Clear Height: 24'
Power: 1200 Amps of 480 Volt 3- Phase
Cranes: Prepped
Lease Rate: \$9.95/Sq. Ft.
Lease Type: NNN
Sale Price: TBD

AGENT CONTACT INFO

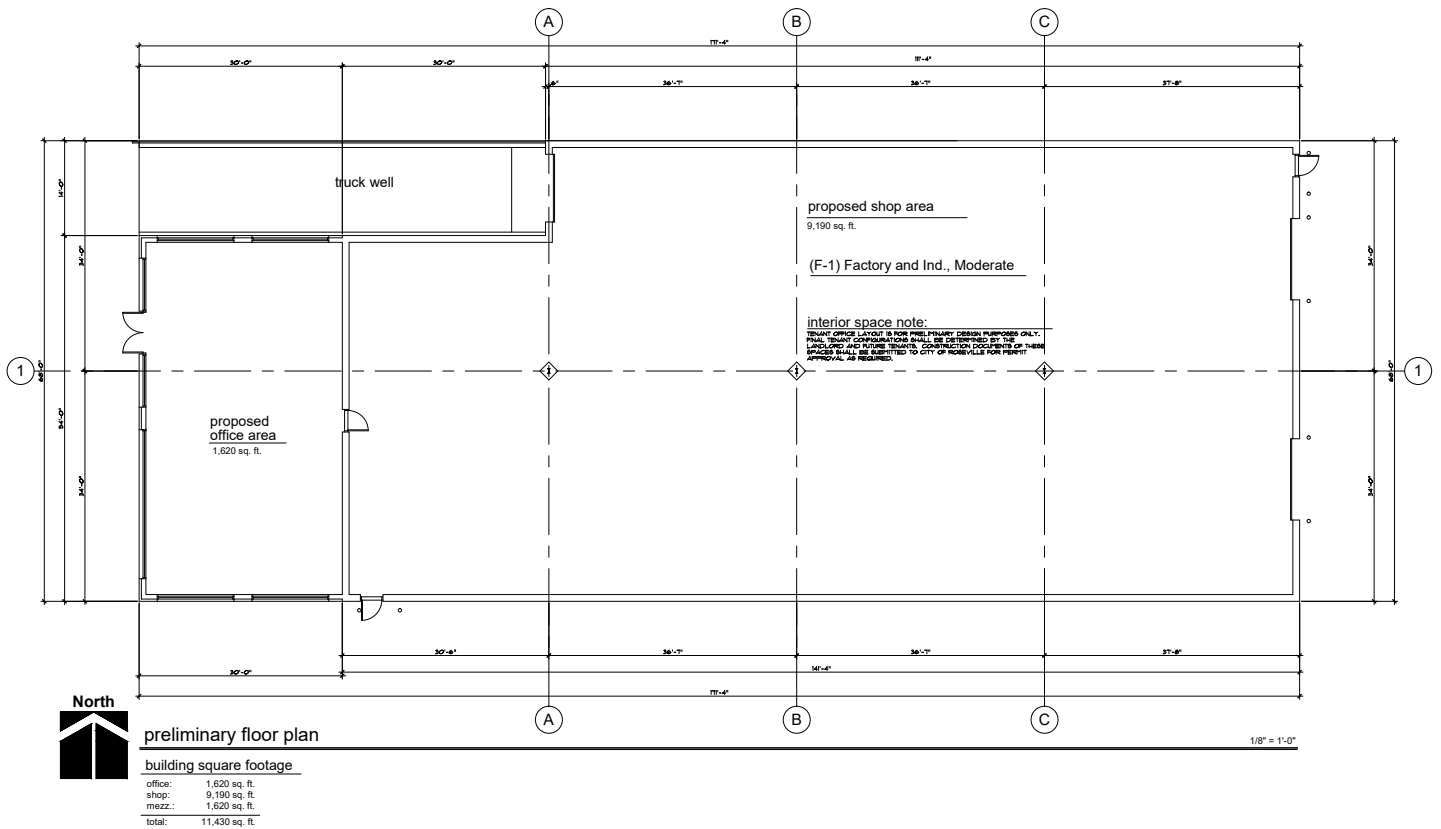
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FLOOR PLAN

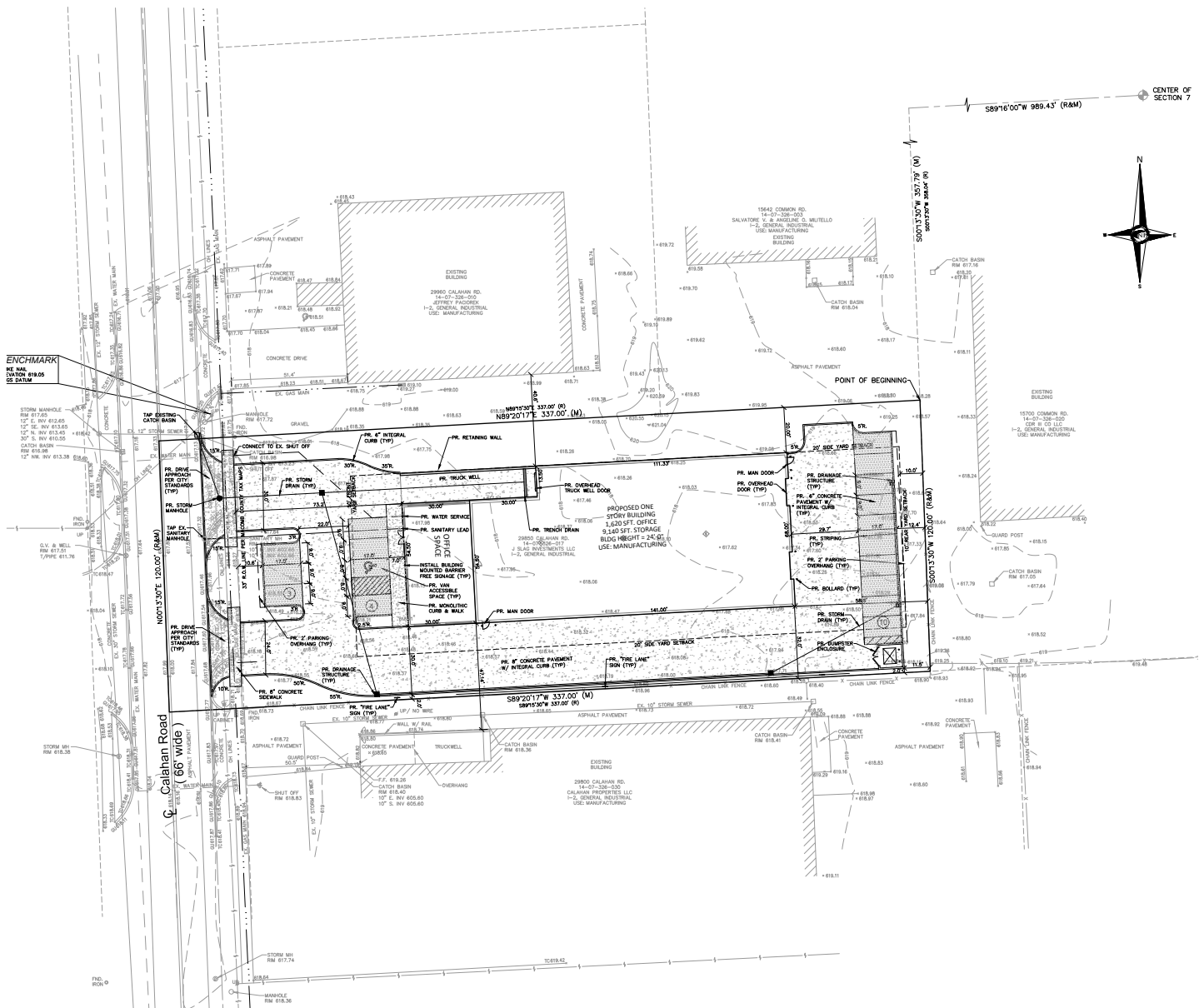


ARCHITECTURAL RENDERING



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SITE PLAN



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