

30744 GROESBECK HIGHWAY

30744 GROESBECK HIGHWAY | ROSEVILLE, MI 48066

Industrial Property For Sale/Lease

PRICE REDUCED



PROPERTY HIGHLIGHTS

- 17,322 SF industrial building available for sale or lease
- Extremely Motivated Seller
- Priced well below replacement cost
- Attractive Land Contract Terms
- 15,342 SF (warehouse) and 1,980 SF (office)
- Ceiling height (14'-22')
- 1 grade-level door (12' x 14')
- 5 cranes (1 five-ton, 1 three-ton, 3 one-ton)
- Radiant heat (warehouse) & A/C (office)
- 37,215 vehicles per day along Groesbeck Highway
- Adjacent 0.37-acre lot available for sale



PRESTON RABBAN
248.851.8900
prabban@kjcre.com

KEVIN JAPPAYA, CCIM
248.851.8900
kjappaya@kjcre.com

30201 Orchard Lake Road, Suite 100 | Farmington Hills, MI 48334 | 248.851.8900 | kjcre.com

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OFFERING SUMMARY

Sale Price:	\$1,299,999 Price Reduced!
Lease Rate:	\$7.75 PSF, NNN
Parcel:	08-14-08-103-005
Zoning:	I-1, Light Industrial
Year Built:	1965
Year Renovated:	2015
Land Size:	0.96 Acres
Building Size:	17,322 SF
Parking:	± 20

BUILDING BREAKDOWN

	SIZE (SF)
Warehouse:	15,342 SF
Offices:	1,980 SF
Total:	17,322 SF

TAXES

Winter 2025:	\$8,374.62
Summer 2025:	\$9,619.32
Total:	\$17,993.94

PROPERTY DESCRIPTION

This 17,322 SF industrial building is available for sale or lease. Extremely motivated seller. Price is well below replacement cost. Attractive Land Contract Terms. It features 15,342 SF (warehouse) and 1,980 SF (office), ceiling height (14'-22'), 1 grade-level door (12' x 14'), and 5 cranes (1 five-ton, 1 three-ton, and 3 one-ton). Radiant heat (warehouse) & A/C (office). The property benefits from 37,215 vehicles per day along Groesbeck Highway. An adjacent 0.37-acre lot is also available for sale.

LOCATION DESCRIPTION

Located on the east side of Groesbeck Highway (M-97), just south of 13 Mile Road, within minutes of I-94.

SURROUNDING BUSINESSES

Original Buscemi's Pizza, Jimmy John's, Walgreens, Marathon Gas, Savvy Sliders, Oakridge Supermarket, China King, Advance Auto Parts, Family Dollar, Popeyes, Midway Eats, Hungry Habibi, Your Corner Store, Boost Mobile, Old School Deli, 7-Eleven, Clearwave Car Wash, O'Reilly Auto Parts, and many more.

TRAFFIC (VEHICLES PER DAY)

Groesbeck Highway	37,215
(2WAY/ADT/CoStar 2025)	



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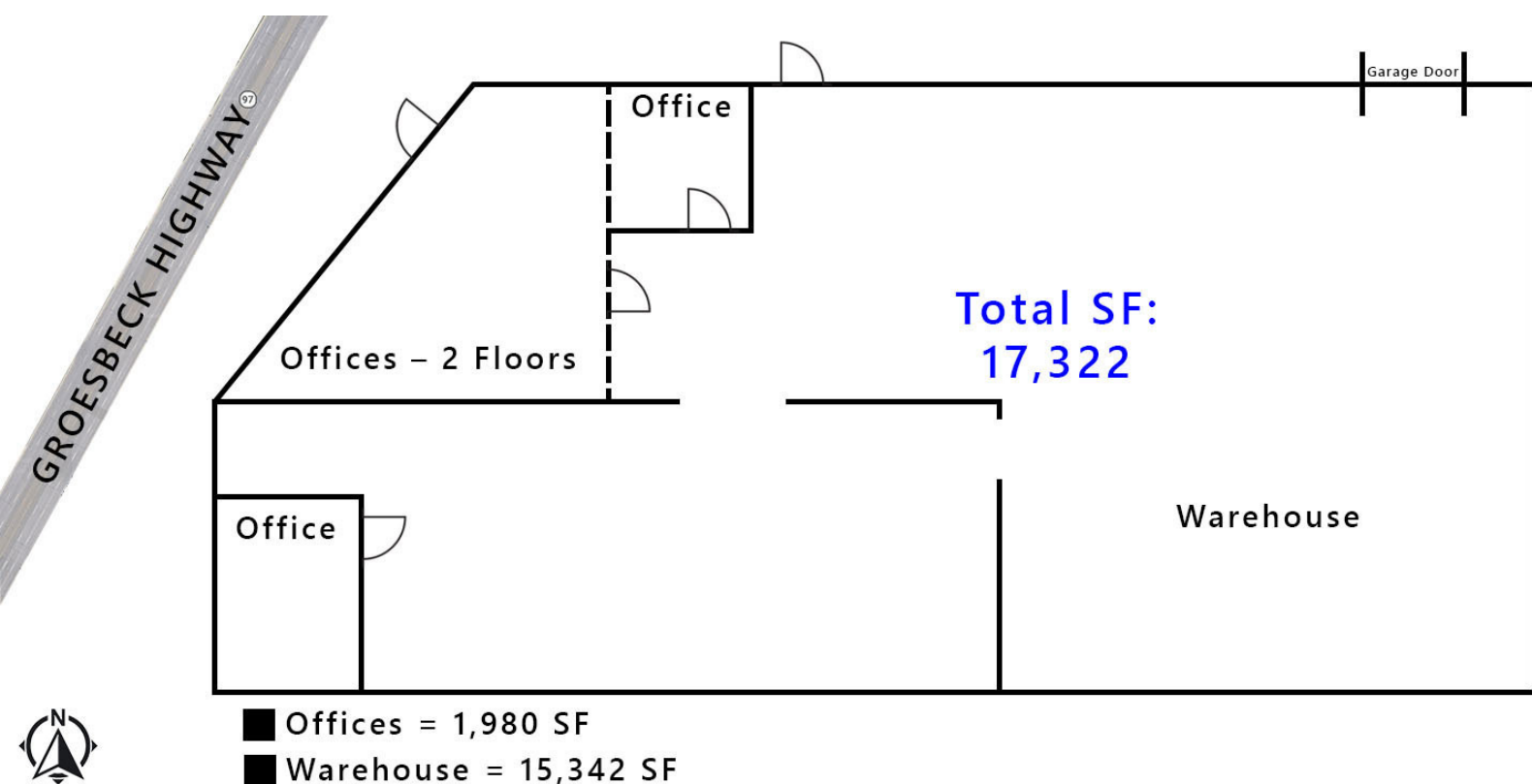
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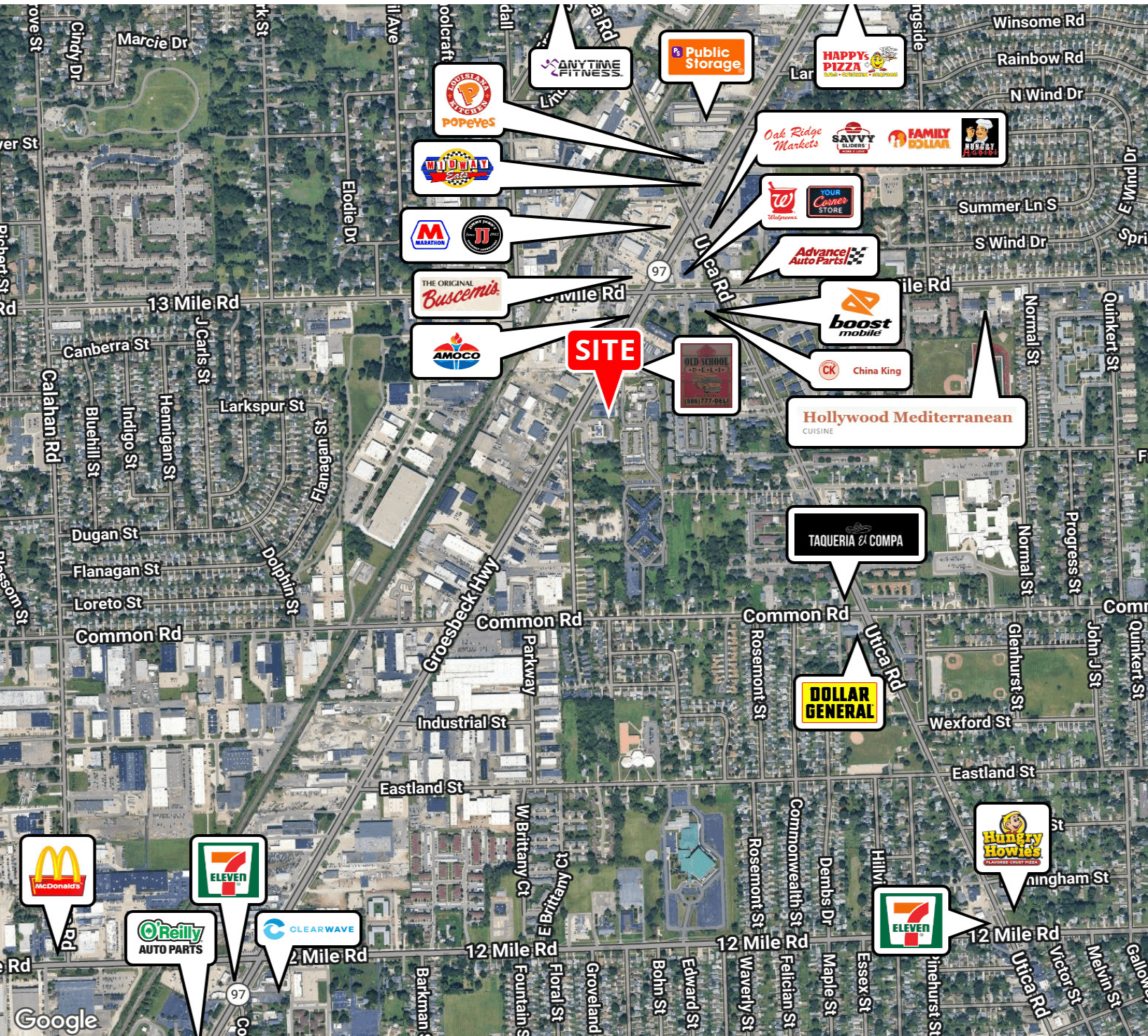
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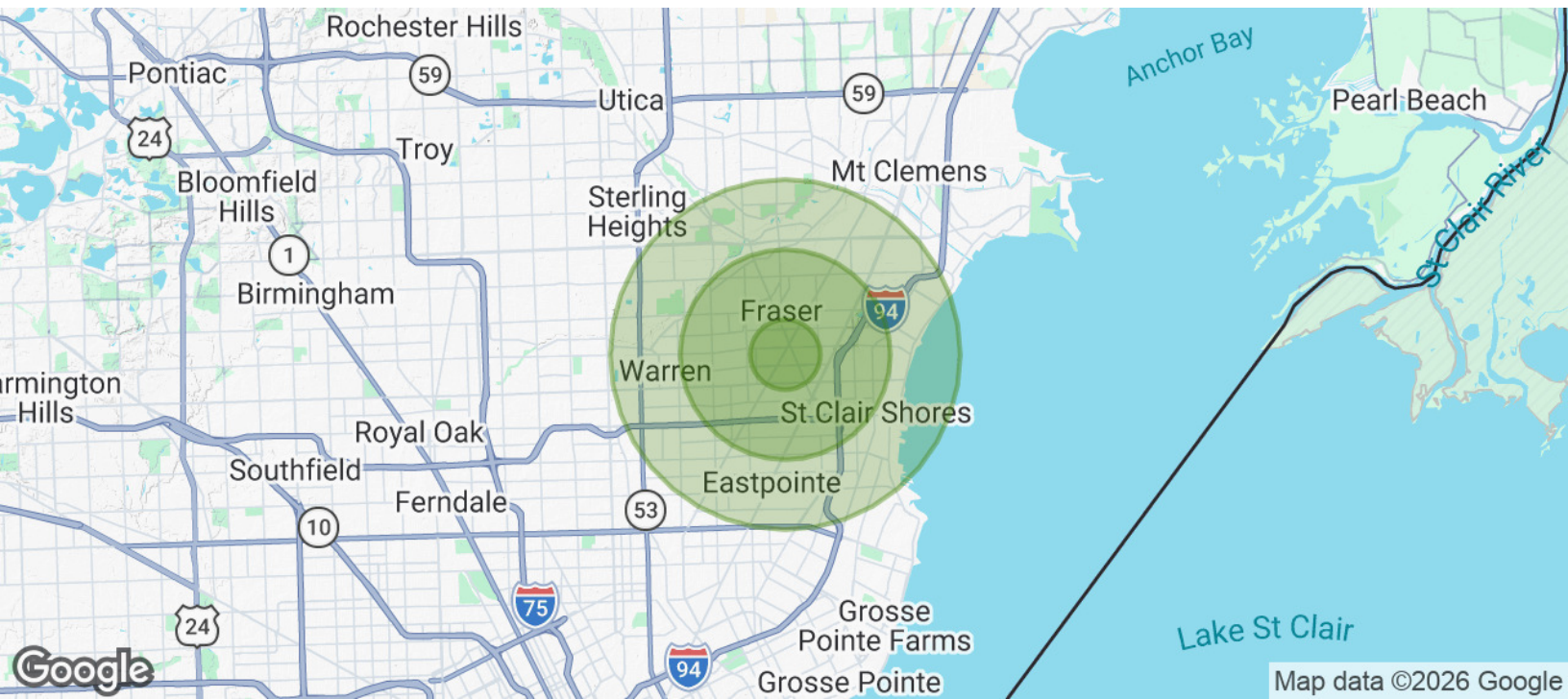
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,910	123,335	306,433
Average Age	42	43	42
Average Age (Male)	40	41	41
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,569	52,713	128,993
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$66,991	\$82,573	\$81,969
Average House Value	\$168,945	\$186,880	\$194,013

2020 American Community Survey (ACS)



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