



Industrial For Lease

Property Name:

Location: 26155 Groesbeck Highway

City, State: Warren, MI

Cross Streets: I-696

County: Macomb

Zoning: M-2

BUILDING SIZE / AVAILABILITY

Total Building Sq. Ft.: 254,274
Available Sq. Ft.: 38,352 - 76,704

Building Type: Built
Available Shop Sq. Ft.: 37,000 - 75,352
Available Office Sq. Ft.: 1,352

Mezzanine: N/A
Office Dim: N/A
Shop Dim: N/A

PROPERTY INFORMATION

Clear Height: 16' - 24'
Grade Level Door(s): 2: 12 x 14
Truckwells or Docks: 1
Exterior Construction: Face Brick
Structural System: N/A
Air-Conditioning: N/A
Heating: Gas Forced Air
Availability: Immediately
Power (Amps/Volts): 480 Volts, Heavy Power

Multi-Tenant: Yes
Rail: No
Security: Yes
Interior: Yes
Lighting: Metal Halide
Bay Sizes: N/A
Restrooms: N/A
Cranes: No
Parking: Ample

Year Built: 1969
Sprinklers: Yes
Signage: Yes
Exterior: No
Roof: N/A
Floors: N/A
Floor Drains: No
Acreage: 10.340
Land Dimensions: N/A

PRICING INFORMATION

Lease Rate: \$3.50 - \$9.00
Lease Type: NNN
Lease Term: -

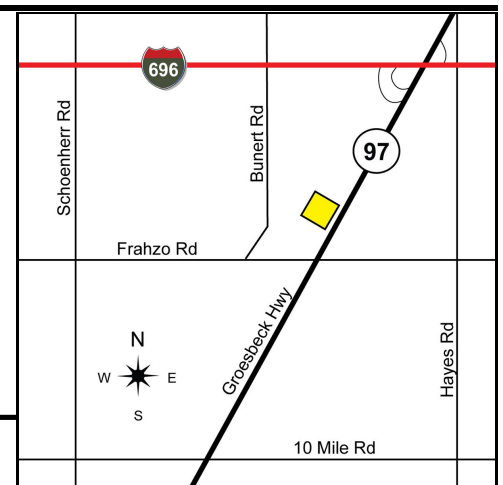
Mthly Rate: N/A
Taxes: \$0.67/sf (2024)
Parcel #: 13-24-252-010
Imprv Allow: N/A

TD: N/A
Deposit: N/A
Assessor #: N/A
Options: N/A

Tenant Responsibility: N/A

COMMENTS

Two story industrial space. First floor 16' clear and 38,352 sq. ft. Second floor 24' clear and also 38,352 sq. ft. Very secure. Heavy power. Potential grow facility.



Broker: SIGNATURE ASSOCIATES

Agent(s):

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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.