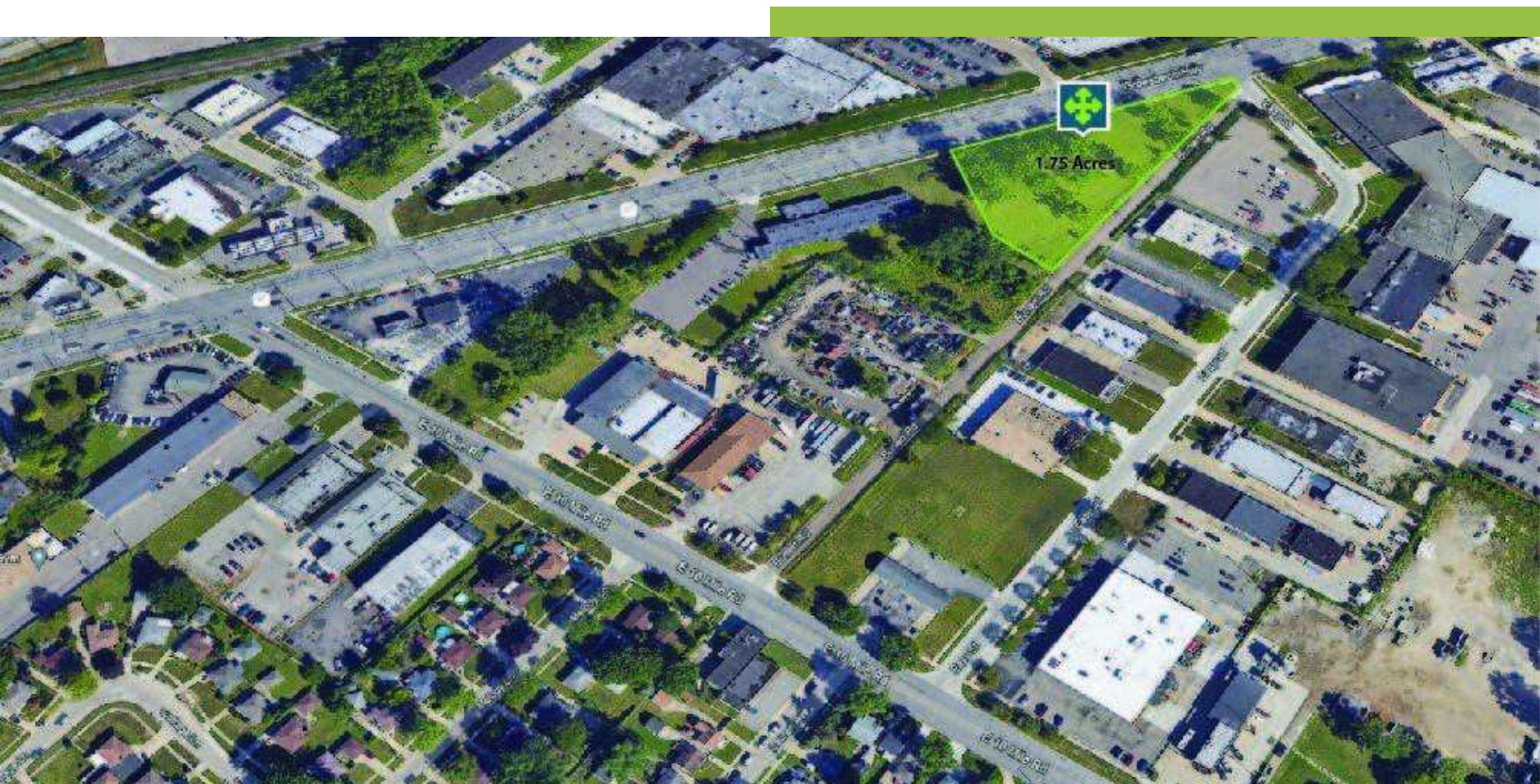


**LAND PROPERTY // FOR SALE**

# 1.75 ACRES | ZONED M-2 INDUSTRIAL IN WARREN INDUSTRIAL CORRIDOR

25400 GROESBECK HWY  
WARREN, MI 48089



- 1.75 Acres
- Zoned M-2 Industrial
- 516' of frontage Groesbeck Hwy
- Industrial or Storage uses



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

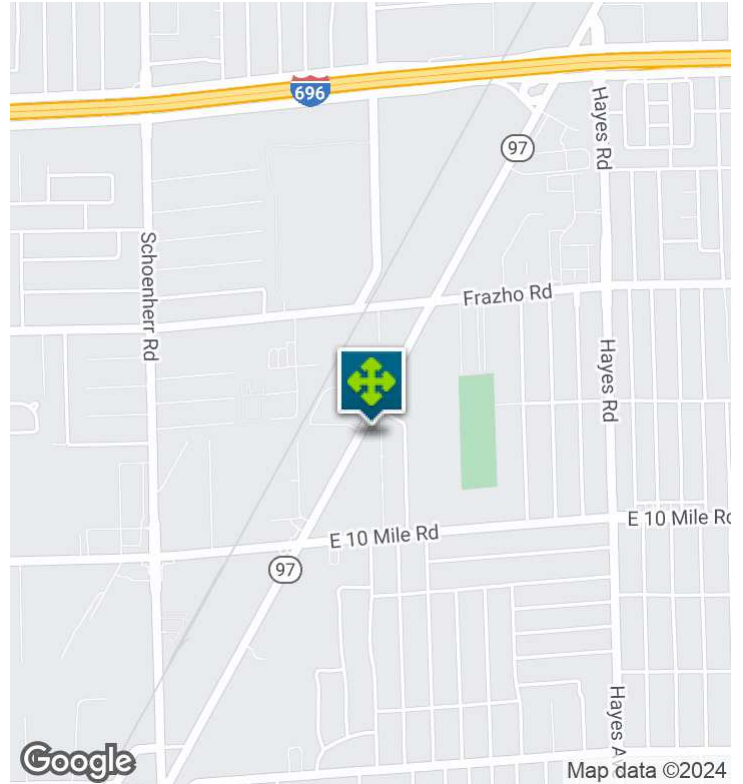
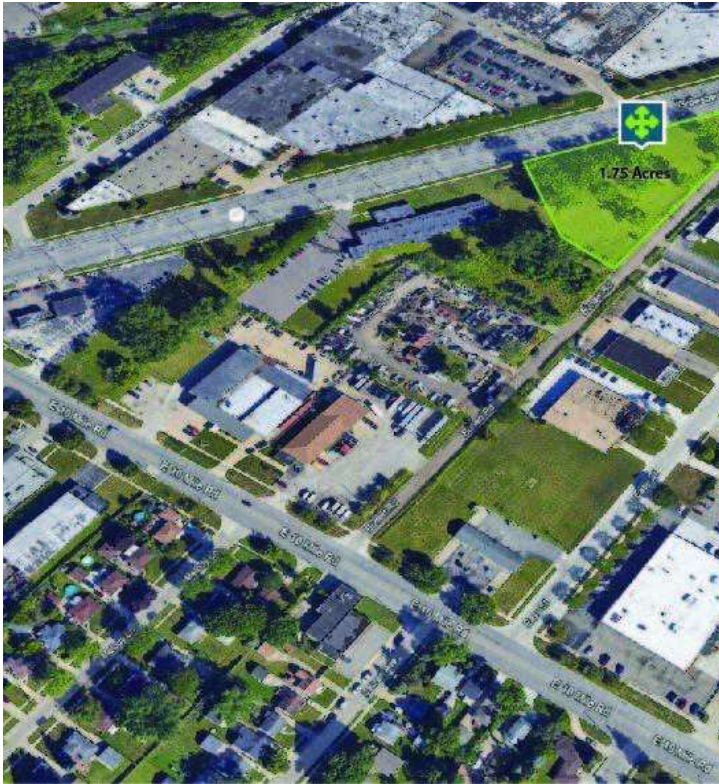
26555 Evergreen Road, Suite 1500  
Southfield, MI 48076  
248.358.0100  
[pacommercial.com](http://pacommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# 25400 GROESBECK HWY, WARREN, MI 48089 // FOR SALE

## EXECUTIVE SUMMARY



Sale Price	\$335,000
------------	-----------

### OFFERING SUMMARY

Lot Size:	1.75 Acres
Price / Acre:	\$191,429
Zoning:	M-2 Industrial
Market:	Detroit
Submarket:	Groesbeck South

### PROPERTY OVERVIEW

1.75 Acres, Zoned industrial M-2 in Warren industrial corridor. All city utilities, 516' of frontage on Groesbeck Hwy. The topography is flat with grass and a few trees. Fantastic location on Groesbeck Hwy, just north of 10 Mile Rd and close to I-696 & I-94. Ideal for industrial, manufacturing, storage, warehousing, logistics, and wholesale. The assessed value is \$78,120 and taxes are \$6,209.27.

### LOCATION OVERVIEW

Located on the north side of 10 Mile Rd, just east of Groesbeck Rd. Central location in Warren industrial corridor with quick access to I-696.

### PROPERTY HIGHLIGHTS

- 1.75 Acres
- Zoned M-2 Industrial
- 516' of frontage Groesbeck Hwy
- Industrial or Storage uses



25400 GROESBECK HWY, WARREN, MI 48089 // FOR SALE

## PROPERTY DETAILS

Sale Price	\$335,000
------------	-----------

### LOCATION INFORMATION

Building Name	25400 Groesbeck Hwy
Street Address	25400 Groesbeck Hwy
City, State, Zip	Warren, MI 48089
County	Macomb
Market	Detroit
Sub-market	Groesbeck South
Cross-Streets	10 Mile Rd & Groesbeck Hwy

### BUILDING INFORMATION

Number of Lots	1
----------------	---

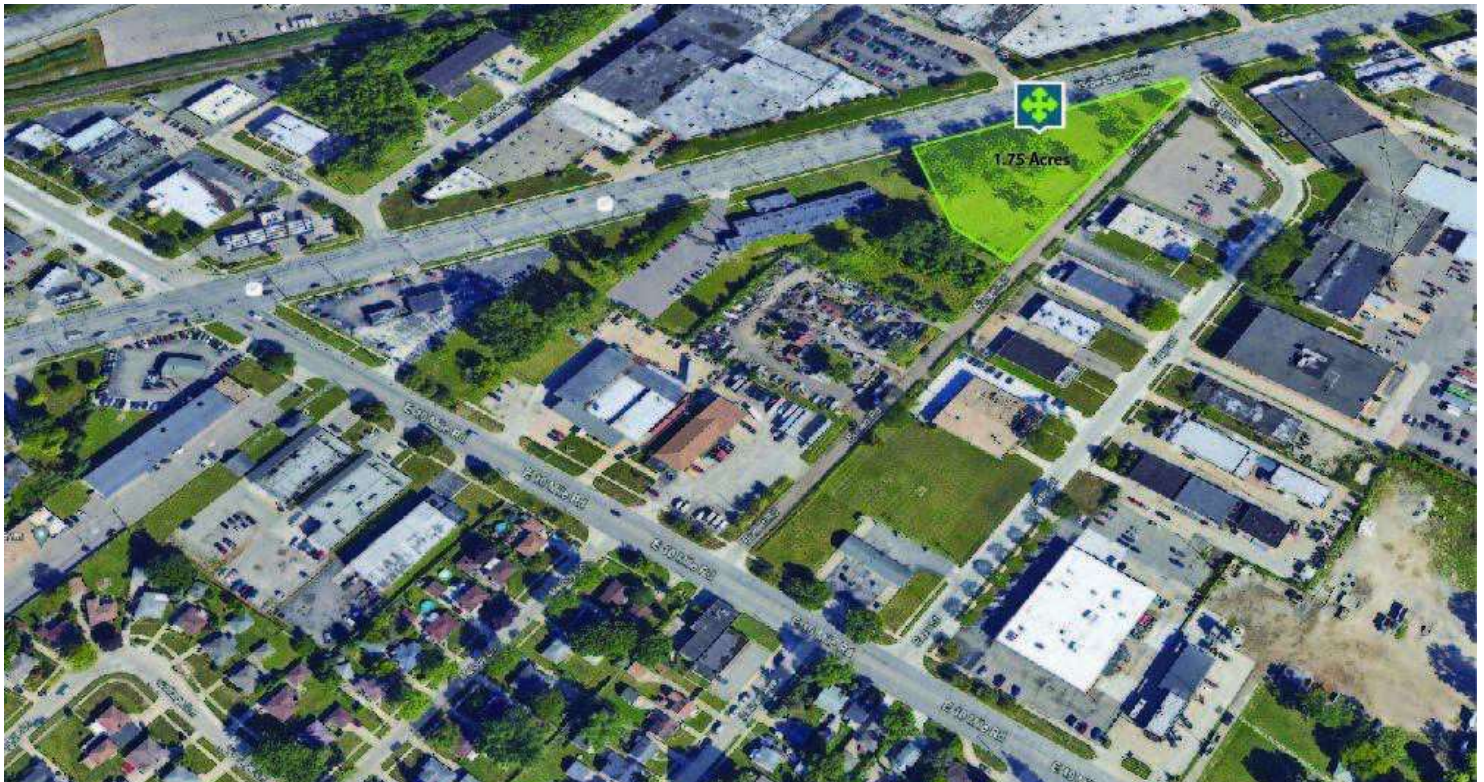
### PROPERTY INFORMATION

Property Type	Land
Property Subtype	Industrial
Zoning	M-2 Industrial
Lot Size	1.75 Acres
APN #	13-24-380-001
Lot Frontage	516.83 ft
Lot Depth	229 ft

### PARKING & TRANSPORTATION

### UTILITIES & AMENITIES

Water	Yes
Sewer	Yes



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

**John T. Arthurs** PRINCIPAL  
D: 248.663.0506 | C: 248.563.3225  
johna@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



## FLOOD NOTE

SUBJECT PARCELS LIE WITHIN:  
ZONE (X) AS SHOWN ON FLOOD INSURANCE RATE MAP, MAP NUMBER  
26099C0401C, DATED SEPTEMBER 29, 2006, PUBLISHED BY THE  
FEDERAL EMERGENCY MANAGEMENT AGENCY.

## PARCELS AREA

PARCEL 1A: 76,534 SQUARE FEET, OR (1.757 ACRES)  
PARCEL 1C: 35,154 SQUARE FEET, OR (0.807 ACRES)

## PARKING

NO PARKING SPACES

## LEGAL DESCRIPTION

Per North American Title Insurance Company Title Commitment,  
File No. TC13-91709c, dated 1-2-2001  
(PARCEL 1A from Title Commitment): Town 1 North, Range 12 East, Section 24, Commencing at the South 1/4 post of Section 24; thence North 873.50 feet to the Point of Beginning; thence South 86 degrees 59'15" East 229.38 feet; thence North 30 degrees 13 minutes East 516.83 feet; thence South 612.28 feet to the Point of Beginning.

(PARCEL 1A - As Surveyed): The land referred to as Parcel 1A, situated in the County of Macomb, City of Warren, State of Michigan, is described as follows:  
Town 1 North, Range 12 East, Section 24, Commencing at the South 1/4 post of Section 24; thence North 873.50 feet; thence South 86 degrees West 33.11' to the Point of Beginning; thence South 86 degrees West 62.04 feet; thence North 59 degrees 47 minutes West 229.38 feet; thence North 30 degrees 13 minutes East 516.83 feet; thence South 557.72 feet to the Point of Beginning.

parcel Identification No. 13-24-380-001, Parcel 1A (Commonly known As: 25400 Groesbeck Hwy)

(PARCEL 1C from Title Commitment): Town 1 North, Range 12 East, Section 24, Commencing at the South 1/4 post of Section 24; thence North 620 feet to the Point of Beginning; thence South 86 degrees West 249.10 feet; thence North 30 degrees 13 minutes East 305.54 feet; thence North 86 degrees East 95.15 feet; thence South 557.72 feet to the Point of Beginning.

(PARCEL 1C - As Surveyed): The land referred to as Parcel 1C, situated in the County of Macomb, City of Warren, State of Michigan, is described as follows:  
Town 1 North, Range 12 East, Section 24, Commencing at the South 1/4 post of Section 24; thence North 620.00 feet; thence South 86 degrees West 33.11' to the Point of Beginning; thence South 86 degrees West 215.98 feet; thence North 30 degrees 09 minutes 51 seconds East 305.62 feet; thence North 86 degrees East 62.04 feet; thence South 253.50 feet to the Point of Beginning.

13-24-380-003, Parcel 1C (Commonly known As: Vacant Land, Bunert Rd.)

NEAREST RESIDENTIAL ZONING (R-1-C)

GRAPHIC SCALE

( IN FEET )  
1 inch = 30 ft.

LOCATION MAP NOT TO SCALE

REVISIONS

NO. DATE BY DESCRIPTION

CAUTION!  
The location and description of existing improvements are shown for reference only. The surveyor does not warrant the accuracy of the information shown on this map. The surveyor is not responsible for any errors or omissions in the information shown on this map.

CONSTRUCTION CONTRACTOR ADVISED THAT THE LOCATION AND DESCRIPTION OF EXISTING IMPROVEMENTS ARE SHOWN FOR REFERENCE ONLY. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE INFORMATION SHOWN ON THIS MAP.

3 FULL WORKING DAYS  
BEFORE YOU DIG CALL

811  
Know what's below  
Call before you dig  
MISSISSIPPI System, Inc.  
1-800-482-7171 www.missdig.net



STOREY  
ENGINEERING  
GROUP, LLC  
48264 MANCHESTER  
MACOMB, MI 48044  
(586) 216-1043  
www.storeyengineering.com

COMMON C HOLDINGS LP  
MASSACHUSETTS  
ALTAIR LAND TITLE SURVEY  
COMMON C HOLDINGS LP  
25400 GROESBECK HWY, CITY OF WARREN, MACOMB COUNTY, MICHIGAN  
S. VEDORTY PROJECT NO. 251-001 LINES 1/2017-01-15 W. MANHATTAN, N.Y. 10014

ORIGINAL ISSUE DATE:  
February 19, 2021

PROJ. NO. 2017-0131W

SCALE: 1" = 30'

DRAWING NUMBER:

ALT-1.1

## BASIS OF BEARING

BASIS OF BEARING IS N90°00'00"E, BEING THE NORTH & SOUTH 1/4  
LINE OF SECTION 24, TOWN 01 NORTH, RANGE 12 EAST, PER WARRANTY  
DEED RECORDED IN LIBER 23703, PAGE 854, MACOMB COUNTY RECORDS.

## SURVEYOR'S NOTES

1- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD  
SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT THE  
UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA,  
EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT  
WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT  
LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED  
AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE  
SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES  
OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

2- NO VISIBLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING  
CONSTRUCTION OR BUILDING ADDITIONS OTHER THAN WHAT IS SHOWN.

3- NO VISIBLE EVIDENCE THAT THE SITE IS USED AS SOLID WASTE DUMP,  
SUMP OR SANITARY LAND FILL.

4- NO VISIBLE EVIDENCE OR RECORD OF WET LANDS.

## BENCH MARK DATA (NAVD-88 DATUM, FROM RTK OBSERVATION)

BENCHMARK #1  
FOUND PK NAIL IN NORTH FACE OF UTILITY POLE AT THE SOUTHEAST CORNER  
OF BUNERT ROAD AND EASY STREET.  
ELEVATION 621.04

BENCHMARK #2  
ARROW ON HYDRANT EAST SIDE OF GROESBECK ±35 FEET SOUTH OF EASY  
STREET.  
ELEVATION 623.44

BENCHMARK #3  
ARROW ON HYDRANT EAST SIDE OF GROESBECK ±400 FEET SOUTH OF EASY  
STREET.  
ELEVATION 622.90

BENCHMARK #4  
ARROW ON HYDRANT EAST SIDE OF GROESBECK ±500 FEET SOUTH OF EASY STREET.  
ELEVATION 623.11

BENCHMARK #5  
ARROW ON HYDRANT EAST SIDE OF GROESBECK IN FRONT OF 25300 GROESBECK.  
ELEVATION 623.06

BENCHMARK #6  
FOUND PK NAIL IN SOUTH FACE OF UTILITY POLE NORTH SIDE OF 10 MILE ROAD  
BY PARCEL 3 SOUTHEAST CORNER.  
ELEVATION 621.92

## LEGEND

- R. RECORD MEASURED
- M. FOUND IRON ROD
- S.I.R. SET IRON ROD
- S.N. SET PK NAIL
- S.A. SET CUT CROSS
- 24" 24" DECIDUOUS TREE
- 8" 8" CONIFER TREE
- MAIL BOX
- CULVERT
- GAS METER
- ELECTRIC METER
- LIGHT POLE
- UTILITY POLE
- CATCH BASIN
- GATE VALVE & WELL
- SANITARY MANHOLE
- STORM MANHOLE
- FIRE HYDRANT
- QUY WIRE
- SON
- STEEL POST
- EXISTING FENCE LINE
- EXISTING GAS LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING OVERHEAD LINES
- EXISTING UNDERGROUND POWER LINE
- EDGE OF TREES

## UTILITY NOTE:

ALL WATER MAIN, STORM SEWER, SANITARY  
SEWER AND PUBLIC LIGHTING UTILITIES AS  
SHOWN HEREON ARE TAKEN FROM THE BEST  
AVAILABLE RECORDS AS DISCLOSED BY THE  
VARIOUS UTILITY COMPANIES AND/OR  
MUNICIPALITIES. NO GUARANTEE CAN BE GIVEN  
BY US AS TO THE ACCURACY OR  
COMPLETENESS THEREOF.

## SCHEDULE B EXCEPTIONS

EXCEPTION ITEMS CONTAINED WITHIN NORTH AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE  
NO. TC13-91709c, DATED JANUARY 2, 2001, PERTAINING TO THE SUBJECT PROPERTY ARE AS FOLLOWS:

18. NOT PLOTTABLE, NOT A SURVEY MATTER  
19. NOT PLOTTABLE, NOT A SURVEY MATTER  
20. RIGHT(S) OF WAY IN FAVOR OF THE BOARD OF COUNTY ROAD COMMISSIONERS OF THE COUNTY OF  
MACOMB AS DISCLOSED BY WARRANTY DEED RECORDED IN LIBER 23703, PAGE 854. DOCUMENT  
REFERENCED AS LIBER 13306 PAGES 420, 421 & 422 IN ITEM 20 IS MISSING FROM TITLE WORK,  
THEREFORE NOT PLOTTABLE.

## SURVEYOR'S CERTIFICATION

To: Title Connect, LLC, North American Title Insurance Company, Chicago Atlantic  
Admin, LLC, as administrative agent; Great Lakes Farms Properties LP; Common C  
Holdings LP

This is to certify that this map or plat and the survey on which it is based were  
made in accordance with the 2016 Minimum Standard Detail Requirements for  
ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and  
includes items: 1, 2, 3, 4, 7a, 8, 9, 11, 13, 16 of Table A thereof. The fieldwork was  
completed on January 10, 2018

Date of Plat or Map: February 19, 2021



AYMAN A. TAMIM, P.E.  
MICHIGAN LICENSE NO. 55485  
ayman@andapacificllc.com



25400 GROESBECK HWY, WARREN, MI 48089 // FOR SALE

## ADDITIONAL PHOTOS



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

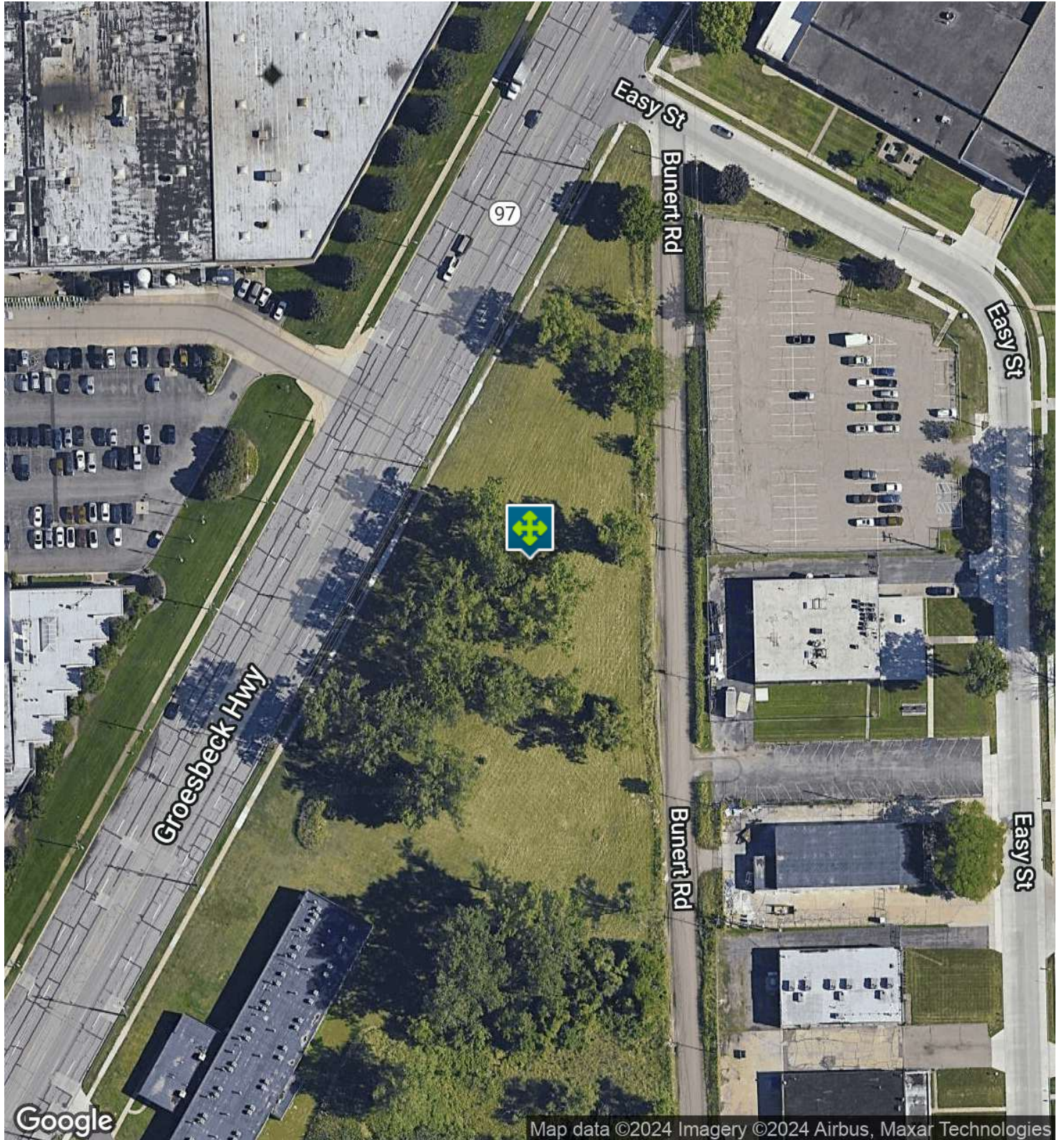
**John T. Arthurs** PRINCIPAL  
D: 248.663.0506 | C: 248.563.3225  
[johna@pacommercial.com](mailto:johna@pacommercial.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



25400 GROESBECK HWY, WARREN, MI 48089 // FOR SALE

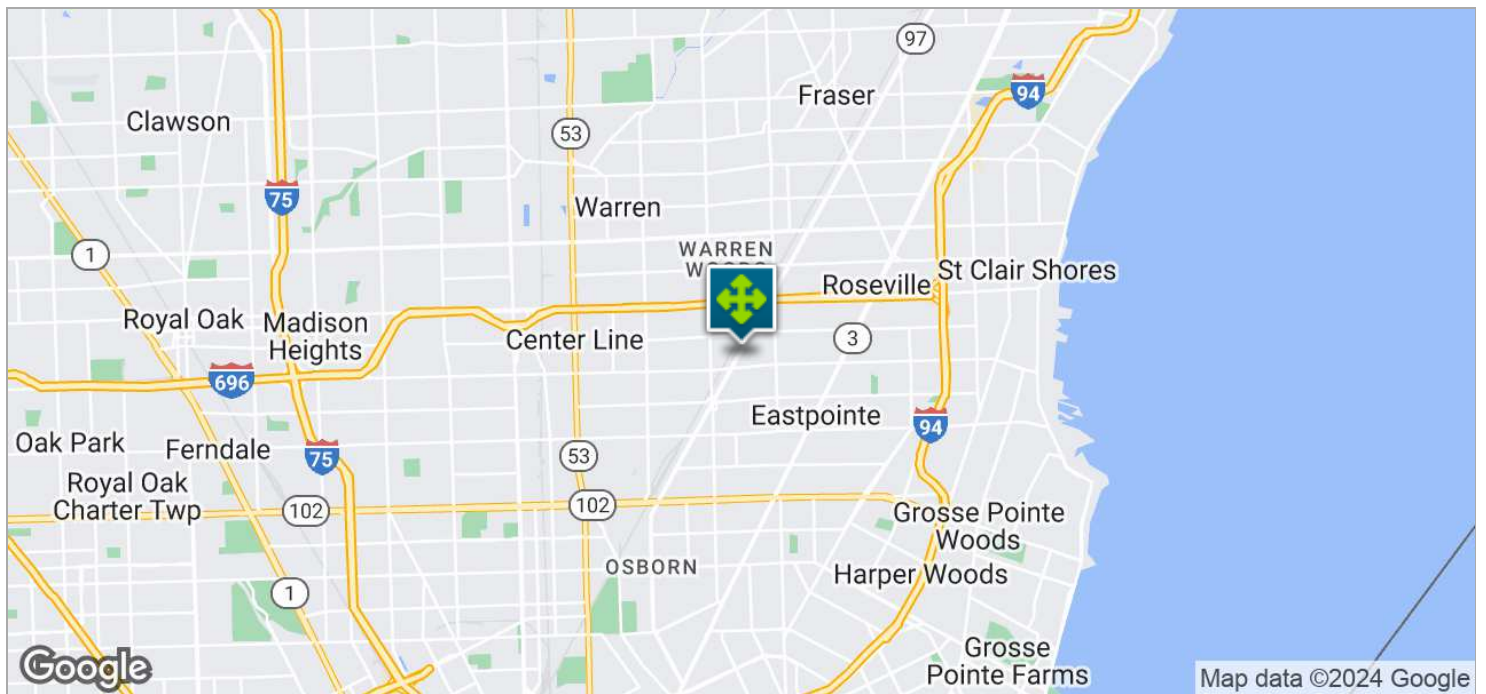
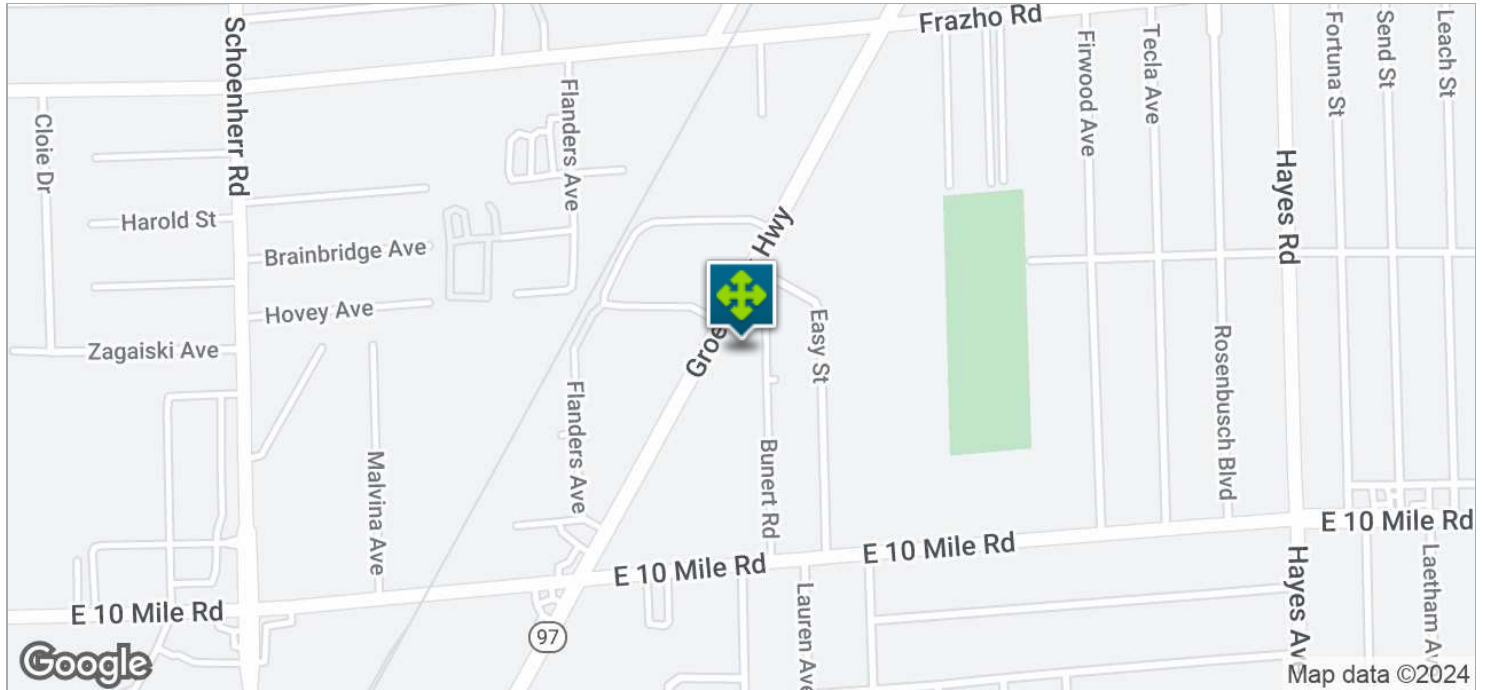
## AERIAL MAP





25400 GROESBECK HWY, WARREN, MI 48089 // FOR SALE

## LOCATION MAPS



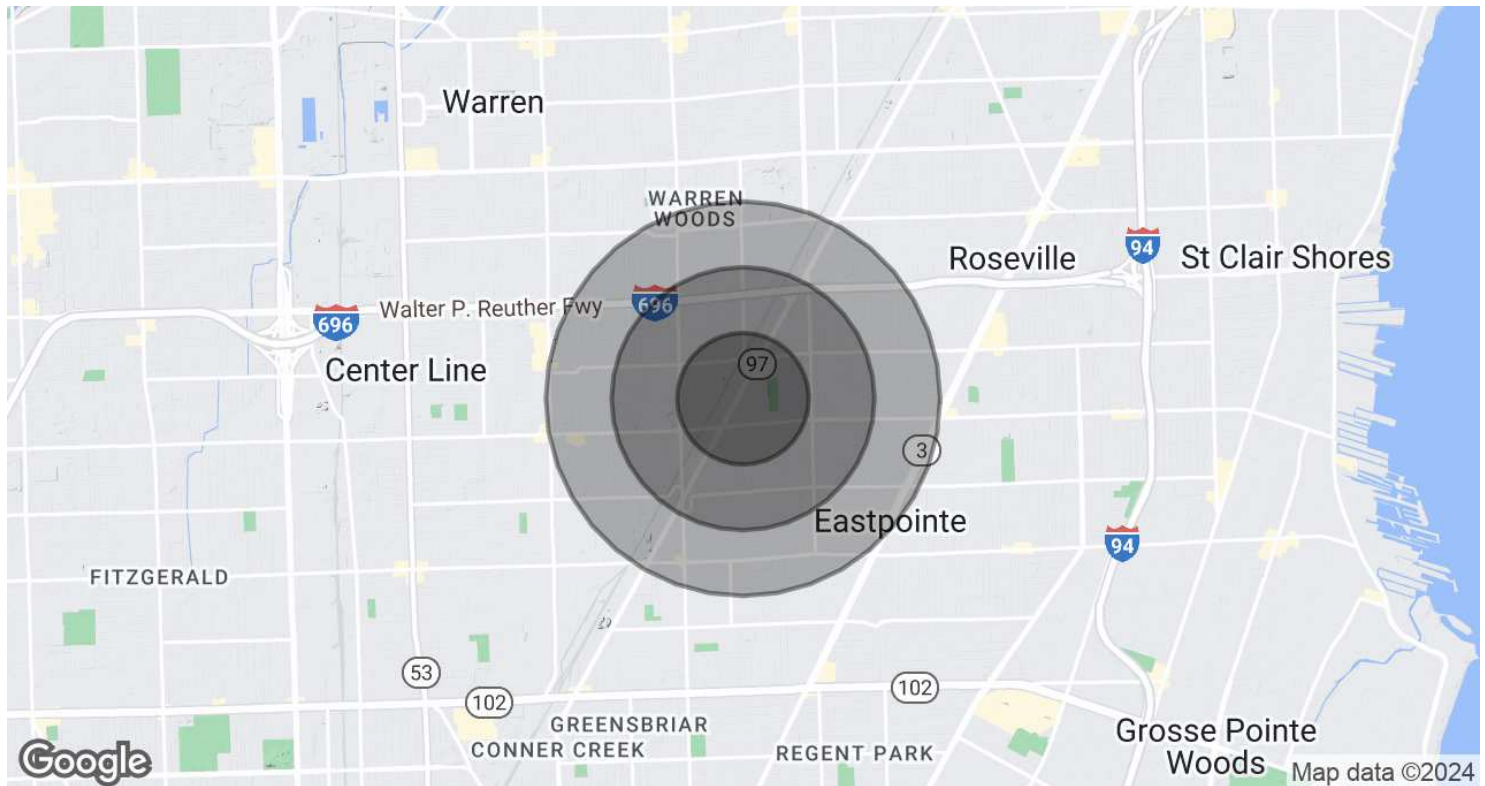
**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

**John T. Arthurs** PRINCIPAL  
D: 248.663.0506 | C: 248.563.3225  
johna@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

25400 GROESBECK HWY, WARREN, MI 48089 // FOR SALE

## DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,125	12,732	30,462
Average Age	41.2	39.0	39.6
Average Age (Male)	40.3	38.1	38.3
Average Age (Female)	40.4	39.0	40.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	968	5,392	12,964
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$55,467	\$59,989	\$60,282
Average House Value	\$85,049	\$94,809	\$98,441

2020 American Community Survey (ACS)



25400 GROESBECK HWY, WARREN, MI 48089 // FOR SALE



FOR MORE INFORMATION, PLEASE CONTACT:



**John T. Arthurs**  
PRINCIPAL

**D:** 248.663.0506

**C:** 248.563.3225

johna@pacommercial.com

**P.A. Commercial**

26555 Evergreen Road, Suite 1500  
Southfield, MI 48076

**P:** 248.358.0100

**F:** 248.358.5300

[pacommercial.com](http://pacommercial.com)

Follow Us!



**P.A. COMMERCIAL**  
Corporate & Investment Real Estate

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.