EST. 1978
THOMAS DUKE
COMMERCIAL REAL ESTATE

23169 GIACOMA CT

23169 Giacoma Ct, Clinton Township, MI 48036



FOR SALE/LEASE

248.476.3700

EXCLUSIVELY LISTED BY:

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OFFERING SUMMARY: 23169 Giacoma Ct | Clinton Township, MI 48036



PROPERTY OVERVIEW

Extremely rare opportunity to purchase or lease a newly completed industrial facility in Clinton Township. This ±10,906 SF building offers modern construction, excellent clear height, heavy power, crane-ready infrastructure, and flexible office/shop configurations that are difficult to find in today's market. Designed to accommodate a wide range of manufacturing, fabrication, warehousing, and industrial users, the property provides efficient workspace, excellent loading capabilities, and room for future office expansion. Situated on a 0.69-acre I-1 zoned parcel with ample parking, the property is ready for immediate occupancy.

OFFERING SUMMARY

Sale Price - REDUCED:	Was $2,150,000 NOW $1,990,000
Lease Rate:	$13.00/SF NNN
Building Size:	10,906 SF
Available SF:	10.906 SF
Price / SF:	$182.47
Shell Constructed:	2024
Completed:	2026
Zoning:	I-1

PROPERTY HIGHLIGHTS

- Virtually new construction - completed in 2026
- 26' clear height
- Two 12' x 14' overhead doors
- Interior truck well
- 3-phase 1,000 amp at the pole; 200 amp panel currently installed
- Ideal for manufacturing, machining, fabrication & warehouse users
- Flexible office and mezzanine configuration

The information contained herein has been obtained from sources deemed reliable; however, its accuracy, completeness, or correctness cannot be guaranteed. This brochure is subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. The reader is strongly advised to independently verify all information and consult with appropriate professional advisors (including legal, tax, and financial experts) before making any decisions.

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37000 Grand River, Ste. 360 | Farmington Hills, MI 48335

BUILDING/PROPERTY INFORMATION: 23169 Giacoma Ct | Clinton Township, MI 48036

BUILDING INFORMATION

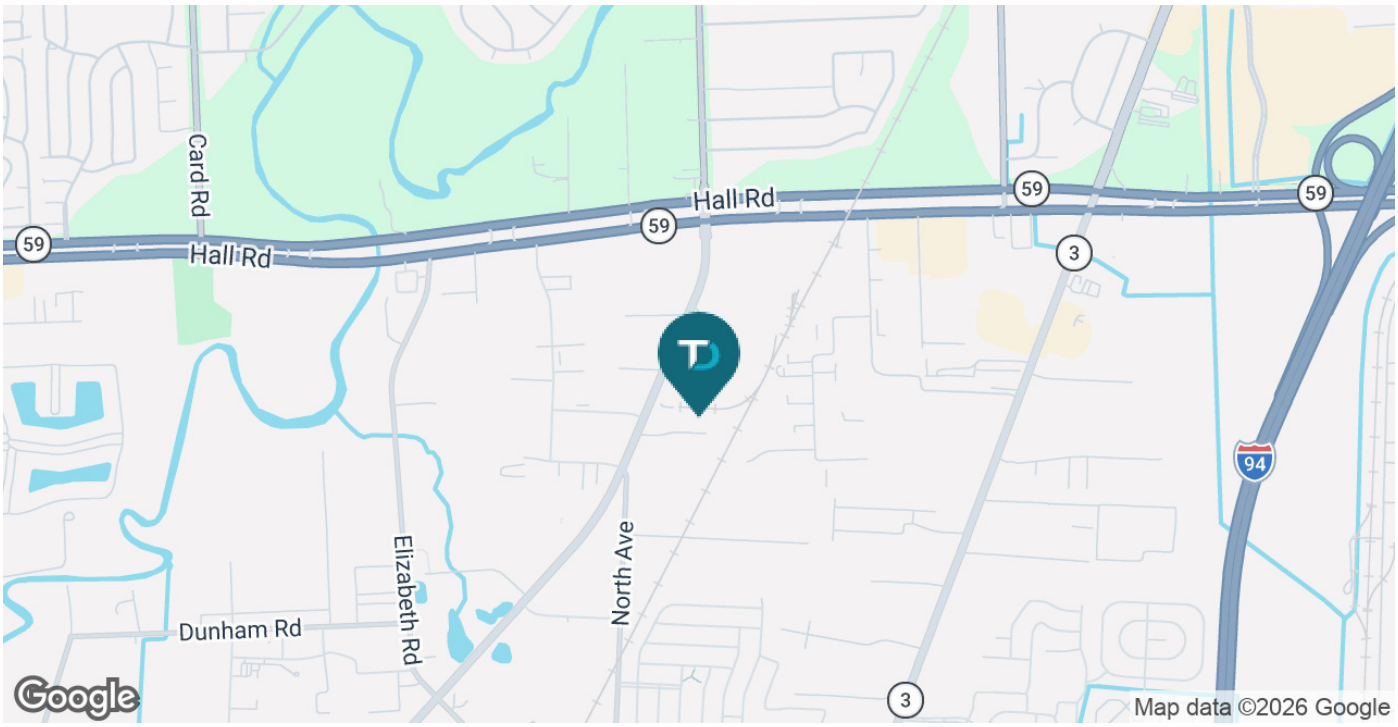
Price/SF:	$182.47
Building Size:	10,906 SF
Year Built:	2024
Completed:	2026
Number of Floors:	1
Utilities:	-
Parking Spaces:	-

PROPERTY INFORMATION

Lot Size:	0.69 AC
Property Type:	Industrial
Property Subtype:	Flex Space
2025 Winter Tax:	$2,795.74
2026 Summer Tax:	$14,262.55
Zoning	I-1
Traffic Count:	24,225 Vehicles/Day on Groesbeck (Costar, 2024)
Legal Description:	Available upon request
APN:	16-11-02-276-007

LOCATION INFORMATION

Located on the north side of Giacoma Ct which is just east of Groesbeck Hwy and just south of M-59.



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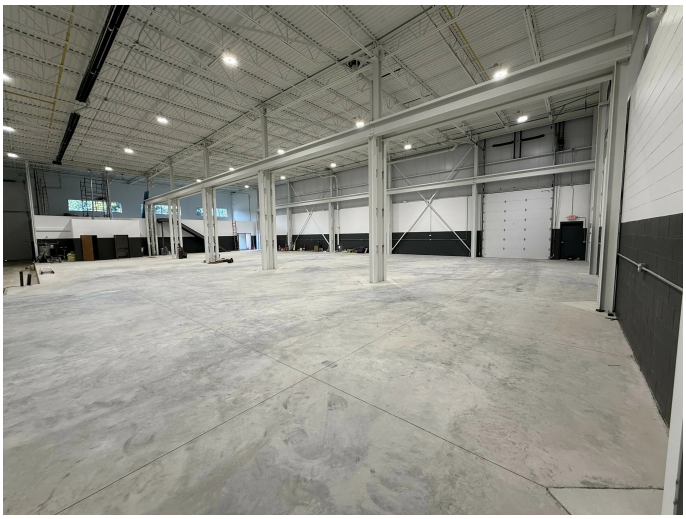
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BUILDING HIGHLIGHTS: 23169 Giacoma Ct | Clinton Township, MI 48036

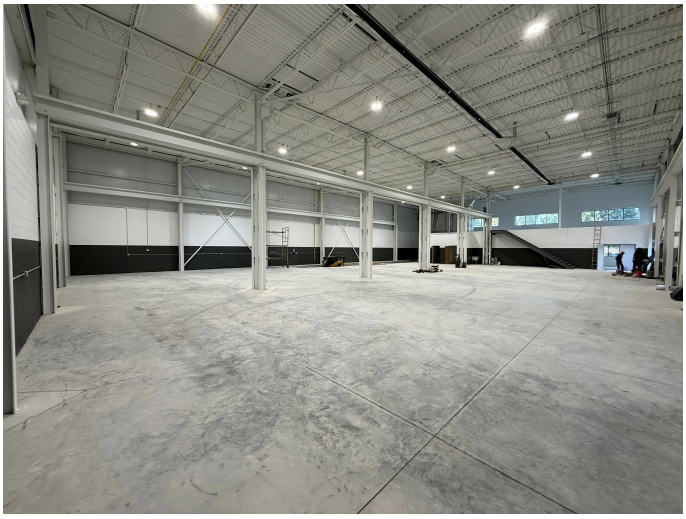
PROPERTY HIGHLIGHTS

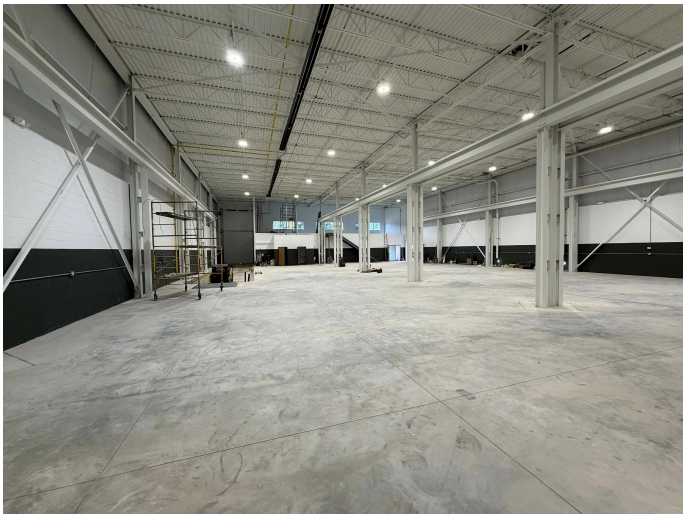
- Sale or lease opportunity
- 10,906 SF industrial building
- 0.69 acre lot
- I - 1 industrial zoning
- Shell constructed in 2024
- Interior buildout completed in 2026
- 25ft 4in clear height to joists
- Two (2) 12' x 14' overhead doors
- 3-phase 1,000 Amps at the pole; 200-amp panel currently installed inside building
- Internal 76ft x 12ft truck well with McGuire dock level installed
- 1,430 SF first floor office area
- Second floor mezzanine / office expansion possible
- Dual crane rails installed; Designed for two (2) 15-ton bridge cranes (cranes not included)
- Two (2) office restrooms
- Two (2) shop restrooms
- 40' between interior support columns
- Radiant tube heat in shop area
- 4-ton rooftop HVAC unit serving office area
- Parking for approximately 30 vehicles
- 4 inch roof insulation; 4 inch wall panel insulation
- 1/4" rubber membrane roof with 20 year warranty
- 6 inch concrete flooring inside building
- 4 inch concrete mezzanine/second floor; 150 lbs psf weight capacity
- 13ft clear height on mezzanine

ADDITIONAL PHOTOS: 23169 Giacoma Ct | Clinton Township, MI 48036







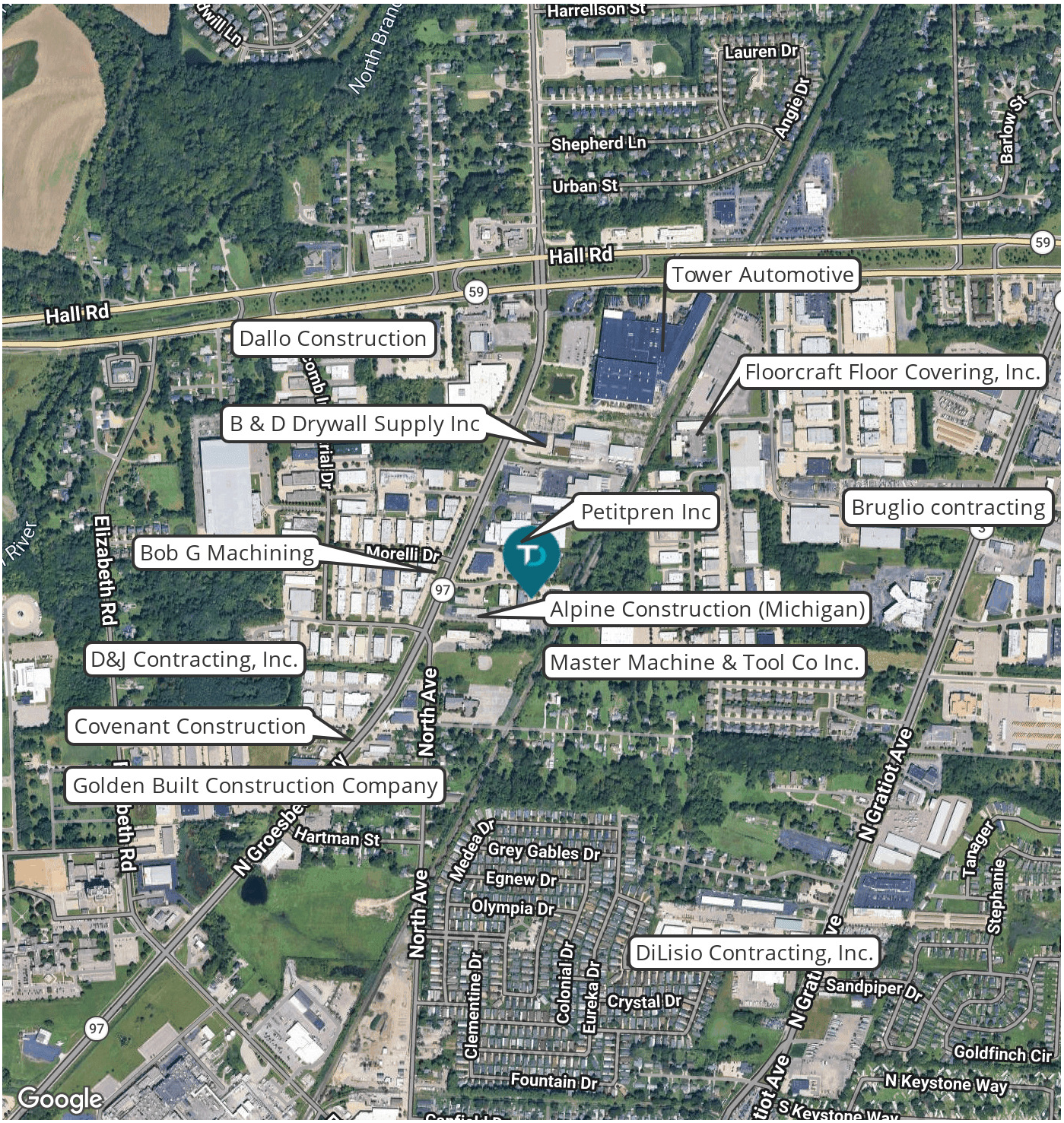


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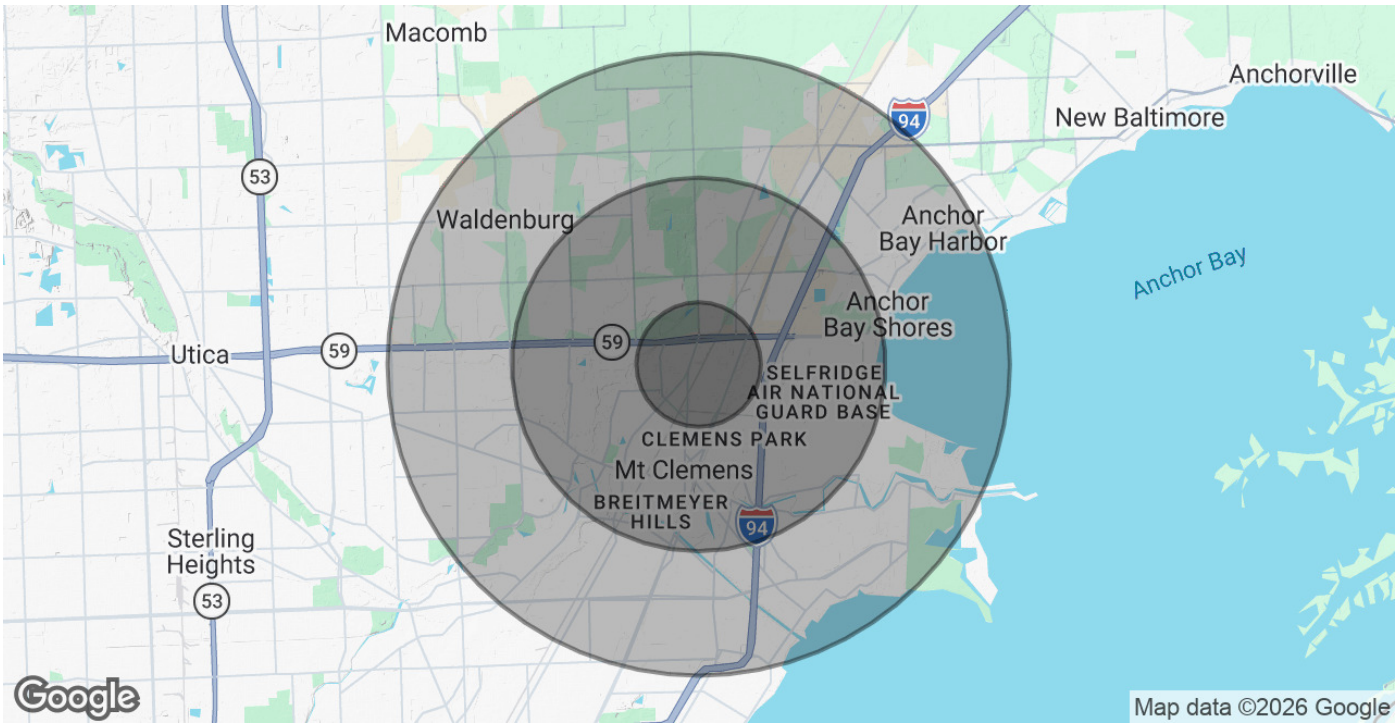
RETAILER MAP: 23169 Giacoma Ct | Clinton Township, MI 48036



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DEMOGRAPHICS MAP & REPORT: 23169 Giacoma Ct | Clinton Township, MI 48036



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,401	69,139	196,285
Average Age	39.0	40.5	42.0
Average Age (Male)	35.0	39.0	40.3
Average Age (Female)	41.7	41.7	43.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,580	27,352	81,963
# of Persons per HH	2.5	2.5	2.4
Average HH Income	$84,000	$102,750	$101,582
Average House Value	$188,310	$281,935	$276,584

2023 American Community Survey (ACS)

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