

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 Giacomina 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

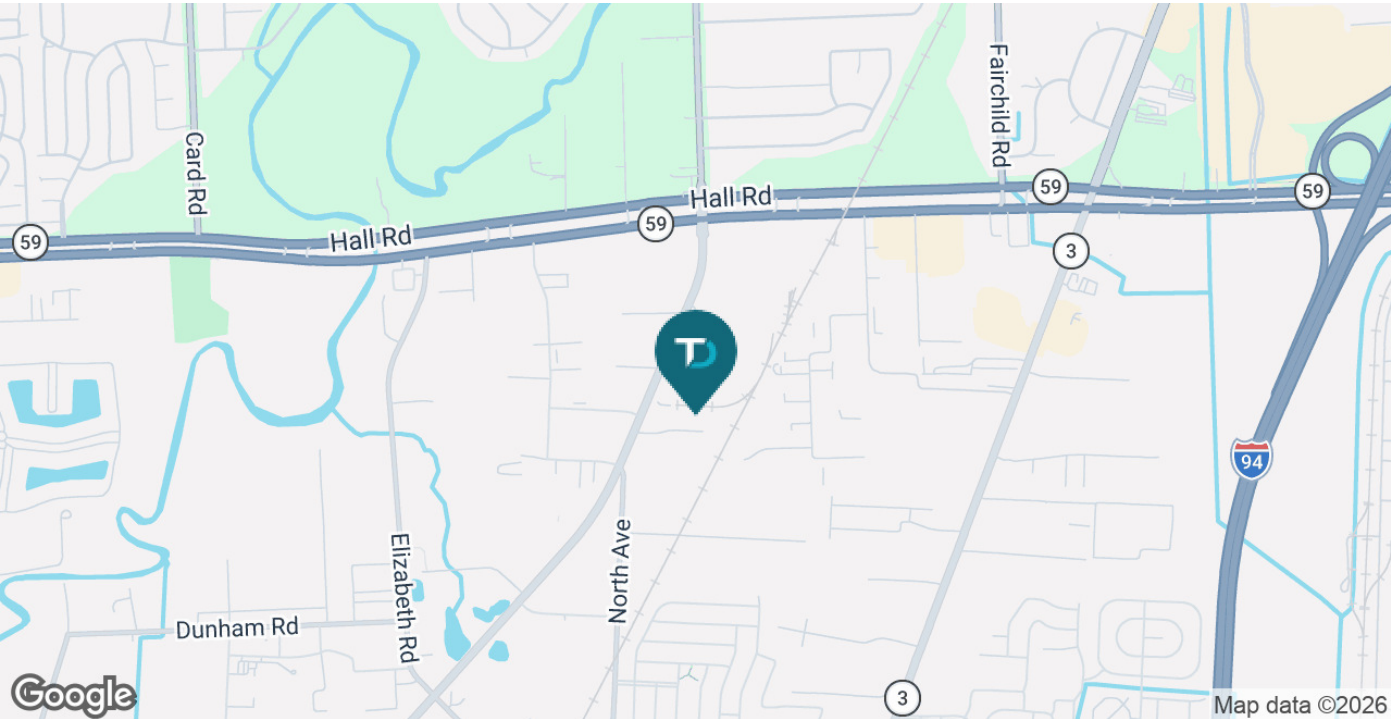
- Virtually new construction - completed in 2026
- 26' clear height
- Two 12' x 14' overhead doors
- Interior truck well
- 3-phase 1,000 amp at the pole; 200 amp panel currently installed
- Ideal for manufacturing, machining, fabrication & warehouse users
- Flexible office and mezzanine configuration

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

BUILDING INFORMATION		PROPERTY INFORMATION	
Price/SF:	\$182.47	Lot Size:	0.69 AC
Building Size:	10,906 SF	Property Type:	Industrial
Year Built:	2024	Property Subtype:	Flex Space
Completed:	2026	2025 Winter Tax:	\$2,795.74
Number of Floors:	1	2025 Summer Tax:	\$6,722.59
Utilities:	-	Zoning	I-1
Parking Spaces:	-	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 Giacomma Ct which is just east of Groesbeck Hwy and just south of M-59.

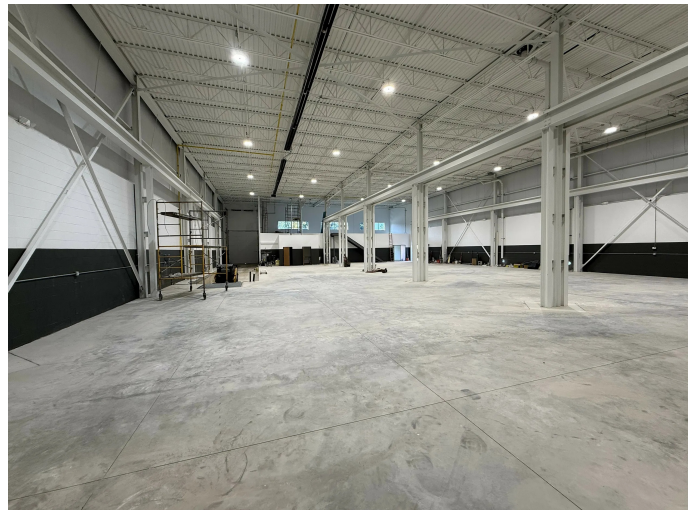
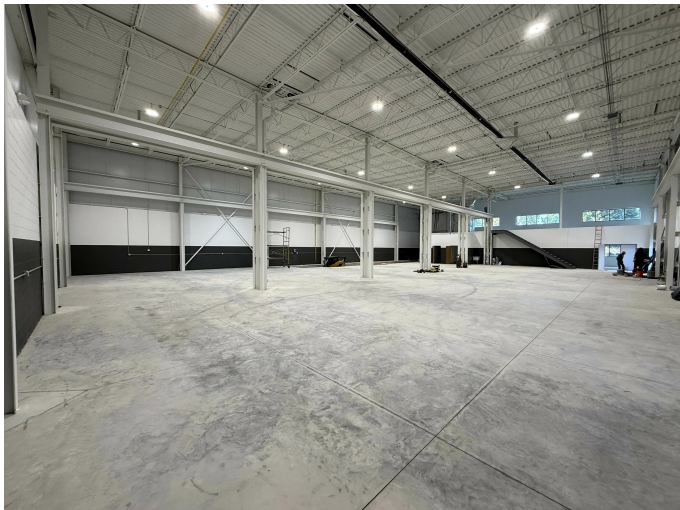


BUILDING HIGHLIGHTS: 23169 Giacomma Ct | Clinton Township, MI 48036

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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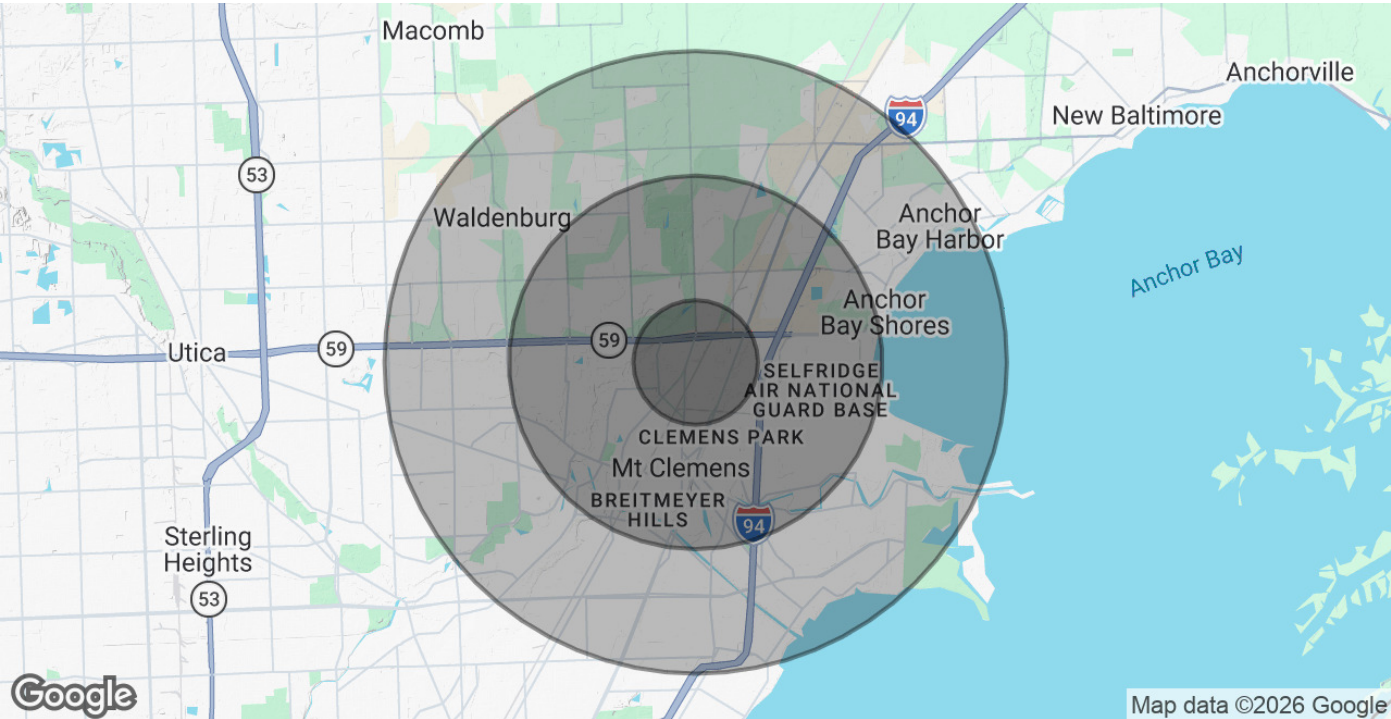


RETAILER MAP: 23169 Giacoma Ct | Clinton Township, MI 48036



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)			