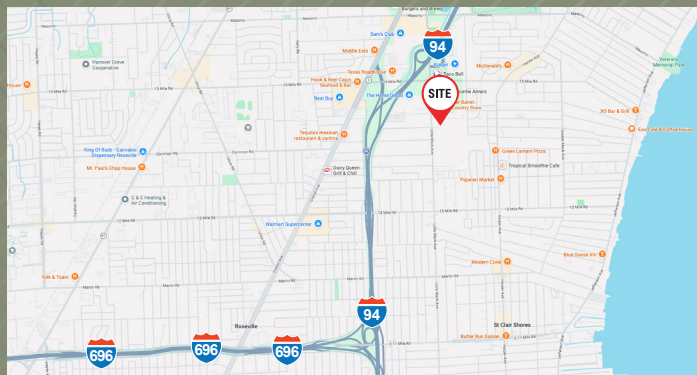


129,021 SF Manufacturing & Distribution Facility with Immediate Freeway Access

Adaptable for
high-volume
manufacturing or
logistics operations.



30450 LITTLE MACK AVE

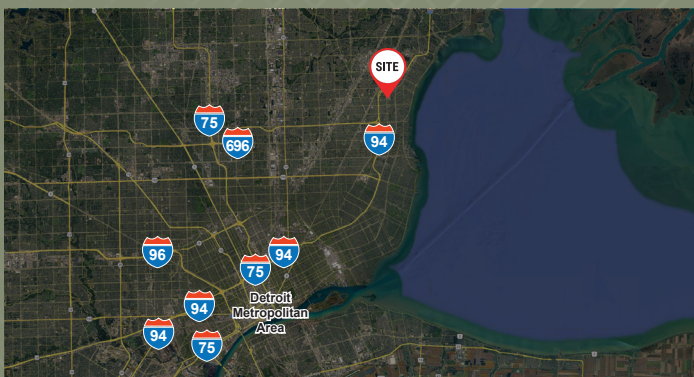
ROSEVILLE, MI

PROPERTY OVERVIEW

30450 Little Mack Avenue is a 129,021 SF, move-in-ready manufacturing and distribution facility in one of Macomb County's core industrial corridors.

Ideal for high-volume manufacturing, warehousing, and logistics, the building features efficient clear heights, heavy power, and an above-average number of truckwells and grade-level loading.

Located less than a mile from I-94 and close proximity to I-696 providing easy access to the metro Detroit freeway system.



For information, please contact:

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Dan Labes
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NEWMARK

Building Specifications

- Total building area: 129,021 square feet
- Office area: 3,770 square feet
- Warehouse/manufacturing area: 125,248 square feet
- Clear height: up to 24'

Building Systems

- Fully sprinklered
- Combination of T8 and fluorescent lighting
- Radiant tube heating with Cambridge heating system in the north section
- Ceiling fans
- Separate office and shop lavatories
- Clean, well maintained, move in ready condition

Loading / Access

- 15 truckwells (levelers, seals, and dock lights)
- Three (3) 12' x 14' grade level doors
- 130 on site parking spaces

Site / Location

- 6.12 acres
- Less than a mile from I-94 interchange
- Efficient access to the metro Detroit freeway network

Use / Availability

- Suitable for manufacturing, warehouse, and distribution operations
- Building configuration supports separation by function or operation
- Available for sale or lease through February 2037

Licensed in Michigan as Newmark Real Estate

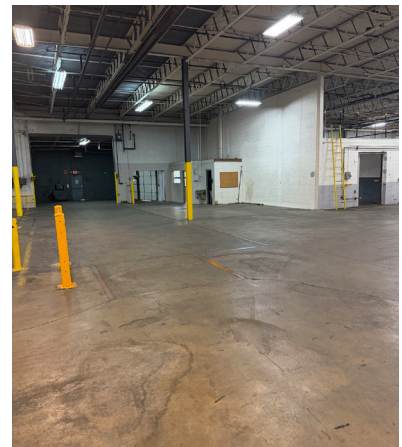
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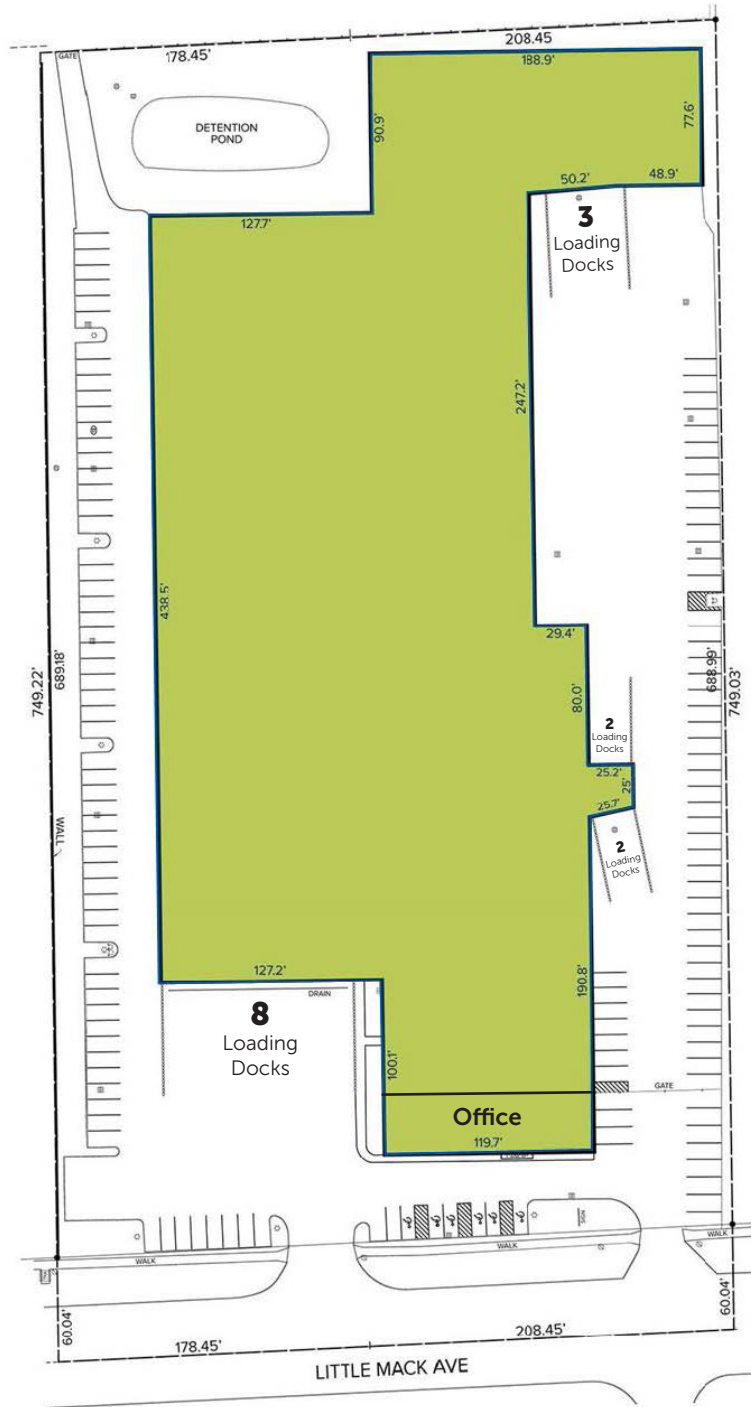
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Site Plan



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