



DETROIT · OAKLAND COUNTY, MI

ENGELWOOD CENTER

Class-A Flex Industrial Suite available for lease. A move-in ready 1,600 SF suite in Clawson, Oakland County minutes from Troy and I-75.

EXCLUSIVELY MARKETING BY BLUE DOCK

1030 – 1032 N CROOKS RD · CLAWSON, MI

— PROPERTY OVERVIEW

Engelwood Center, North Detroit.

Blue Dock presents an exceptional leasing opportunity at Engelwood Center, a Class A industrial flex property at 1030-1032 N Crooks Rd in Clawson, MI. Each suite is equipped with loading docks and drive-in doors, offering flexible configurations to accommodate diverse operational needs. Set in the heart of Oakland County, one of Metro Detroit's premier corporate, retail, and light-industrial corridors, minutes from Somerset Collection, the thriving Troy business district, and vibrant downtown Royal Oak, the property offers direct access to I-75 via Crooks Road, plus quick connections to I-696, for unmatched regional connectivity. The Blue Dock team has worked closely with growing companies for over 35 years, providing customized Class-A space to help them thrive.

1 SUITE

AVAILABLE FOR LEASE

1,600

SF RANGE

±3 Minutes

TO I-75



PROPERTY HIGHLIGHTS

- ◆ **Drive-In & Dock-High Loading**
- ◆ Private Entrance per Suite
- ◆ Private Offices & Bathrooms
- ◆ High Ceiling Heights
- ◆ LED Lighting Throughout
- ◆ Epoxy Floors in Warehouse
- ◆ Ample On-Site Parking
- ◆ Combinable / Subdivisible Suites

UPGRADES AVAILABLE

- ◆ White Paint Throughout
- ◆ Additional Loading Docks
- ◆ LVP Floor in the Office
- ◆ Custom Build-Outs Available
- ◆ Other Upgrades on Request



AVAILABLE FOR LEASE

BUILDING 1032 N Crooks Rd

SUITE G

1,600 SF + 640 SF of Mezzanine

Move-in ready Class-A flex suite featuring a drive-in door, private offices, and private bathroom. Ideal for growing operations that need quality finishes, immediate occupancy, and quick access to I-75.

SPACE HIGHLIGHTS

- ◆ **Drive-in door.**
- ◆ Three (3) Private offices
- ◆ Private bathroom.
- ◆ Private entrance.
- ◆ 640 sf Mezzanine.
- ◆ LED Lighting
- ◆ Epoxy Floors

UPGRADES AVAILABLE

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LET'S CONNECT

BUILD YOUR BUSINESS **AT** ENGELWOOD.



Over 35 years of working with growing companies, delivering customized, Class-A space tailored to how tenants actually operate. Suites can be combined or subdivided to fit your exact needs. Pricing and terms negotiable to fit your business.



EXCLUSIVE LEASING CONTACT

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