

Industrial Building for Sale or Lease: Ideal for Cold Storage or IOS

Canton, Michigan



OFFERING MEMORANDUM



For More Information, Please Contact:
EXCLUSIVE LISTING AGENT:

SCOTT LYONS

Senior Vice President

O: 248.567.8002

C: 248.909.8180

Scott.lyons@lee-associates.com

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EXECUTIVE SUMMARY

THE OFFERING

Lee & Associates of Michigan is pleased to offer the Schwan's Company property for sale or lease. Located at 4801 Dewitt Road in Canton, Michigan, the site spans 1.88 acres and features a 7,200-square-foot building in the Airport District/I-275 corridor of Wayne County. The building was previously used as a cold storage facility by Schwan's Company, which has since vacated the property. Although the building's former use was for cold storage, it offers versatile space ideal for industrial operations or outside storage for contractors.

Primary Access:

The property is easily accessible via Michigan Avenue (east/west) and Beck and Belleville Roads (north/south).

Major Thoroughfares:

Interstate 96 and Interstate 275 are key highways nearby, providing excellent connectivity. Numerous secondary roads also serve the area, further enhancing accessibility.

Transportation:

The site benefits from multiple transportation options, including highway access, public rail, bus services, and air travel, all available throughout the metropolitan area.

Highway Access:

Metropolitan Detroit features a highly interconnected highway system, providing easy access to key routes:

- **Interstate 275 (I-275):** An auxiliary interstate highway that serves as a western bypass of the Detroit metropolitan area.
- **Michigan Highway 14 (M-14):** An east-west state highway in southeastern Michigan.
- **Interstate 96 (I-96):** Connects I-75 near Detroit to Grand Rapids, Michigan, to the west.

Distance from Key Locations:

- Downtown Detroit: Approximately 40-minute commute.
- Detroit Metropolitan Wayne County Airport: About a 20-minute drive.

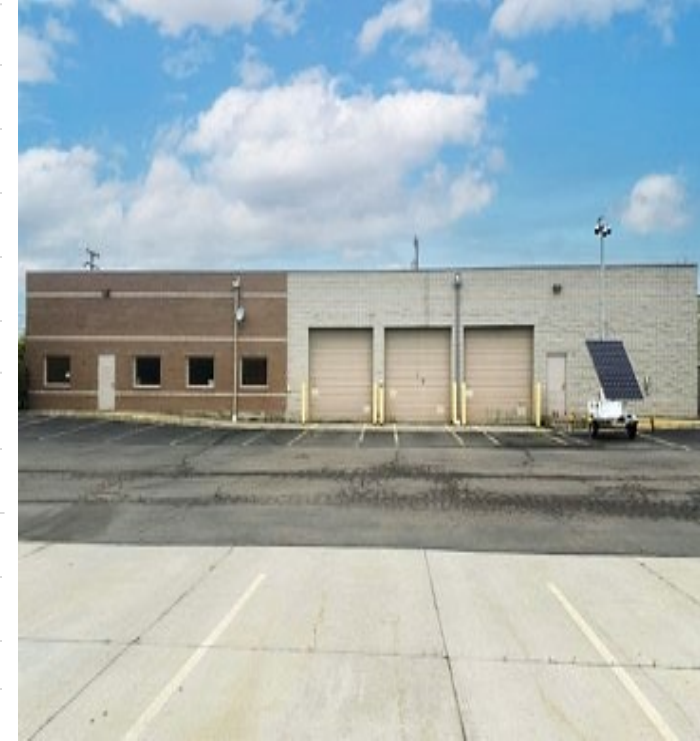
PRICE: \$1,600,000

RATE: \$15.00 PSF NNN



PROPERTY INFORMATION

SUBJECT ADDRESS	4801 DEWITT ROAD, CANTON, MICHIGAN 48188
IMPROVEMENT TYPE	INDUSTRIAL/COLD STORAGE/CONTRACTORS YARD
LAND SIZE (AC)	+/-1.88 AC TOTAL SITE PAVED CONCRETE & ASPHALT
GBA (SF)	7,200
TENANCY	SINGLE
YEAR BUILT	1998
CONSTRUCTION	STEEL FRAME WITH CONCRETE/MASONRY WALLS
ROOF	METAL ROOF DECKING WITH SINGLE PLY THERMOPLASTIC MEMBRANE
PARKING	ASPHALT AND CONCRETE PAVED SURFACE LOTS
PARKING RATIO	5.28/1,000 SF (38 SPACES)
LOADING DOORS	3 OH GRADE DOORS AND 1 DOCK HIGH WITH SHELTER
ZONING	LI-2
HVAC SYSTEM	SPLIT SYSTEM FOR OFFICE AND GROUND MOUNTED HVAC UNITS FOR FREEZER
WATER SUPPLY PIPING	COPPER
ELECTRICAL BRANCH WIRING	COPPER
FIRE SUPPRESSION	FIRE EXTINGUISHERS
FIRE ALARM	SMOKE DETECTORS
CARBON MONOXIDE DETECTORS	YES



UTILITY	PROVIDER	CONFIGURATION OR LOCATION
STORM WATER	CANTON TOWNSHIP	N/A
ELECTRIC	DTE ENERGY	Building meter located in the main electrical room on the first floor.
GAS	DTE ENERGY	Building meter located on the north exterior wall.
WATER	CANTON TOWNSHIP	Building water meter located in an interior mechanical room.
SANITARY SEWER	CANTON TOWNSHIP	N/A

PROPERTY HIGHLIGHTS

ADDITIONAL BUILDING HIGHLIGHTS:

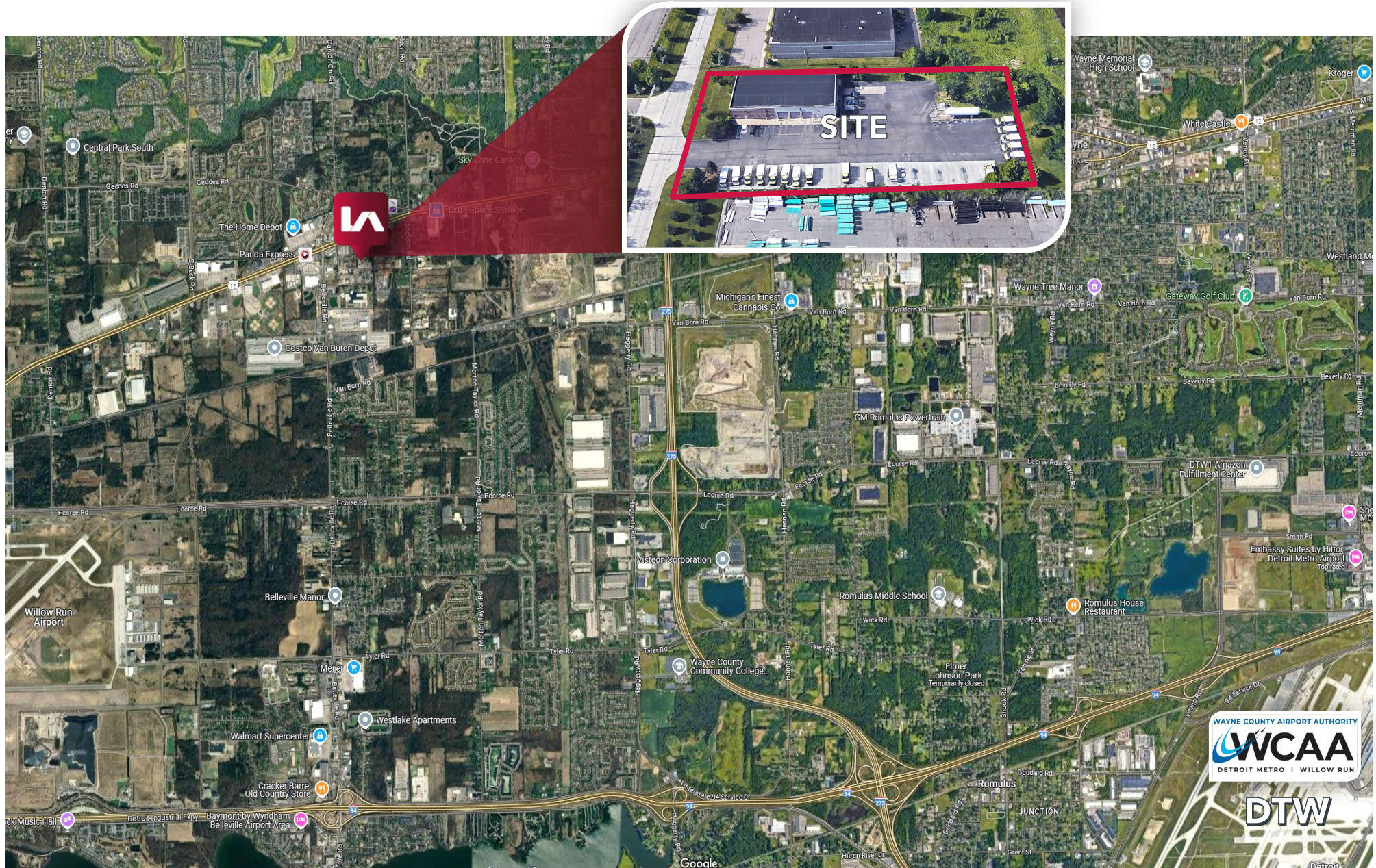
- Excellent office/warehouse property with proximity to all major highways
- 1,750 Square Feet (sf) Of Office Space
- Paved Outside Storage
- Freezer Space May Stay Or Be Removed
- Outstanding Contractors Yard
- Three (3) Grade-Level OH Doors
- One (1) Dock High Loading Door
- 30 Exterior Charging Stations
- 400 Amp Power/220 Volts
- 3 Phase Power
- Security System
- 18' Ceiling Height



INTERIOR PHOTOS



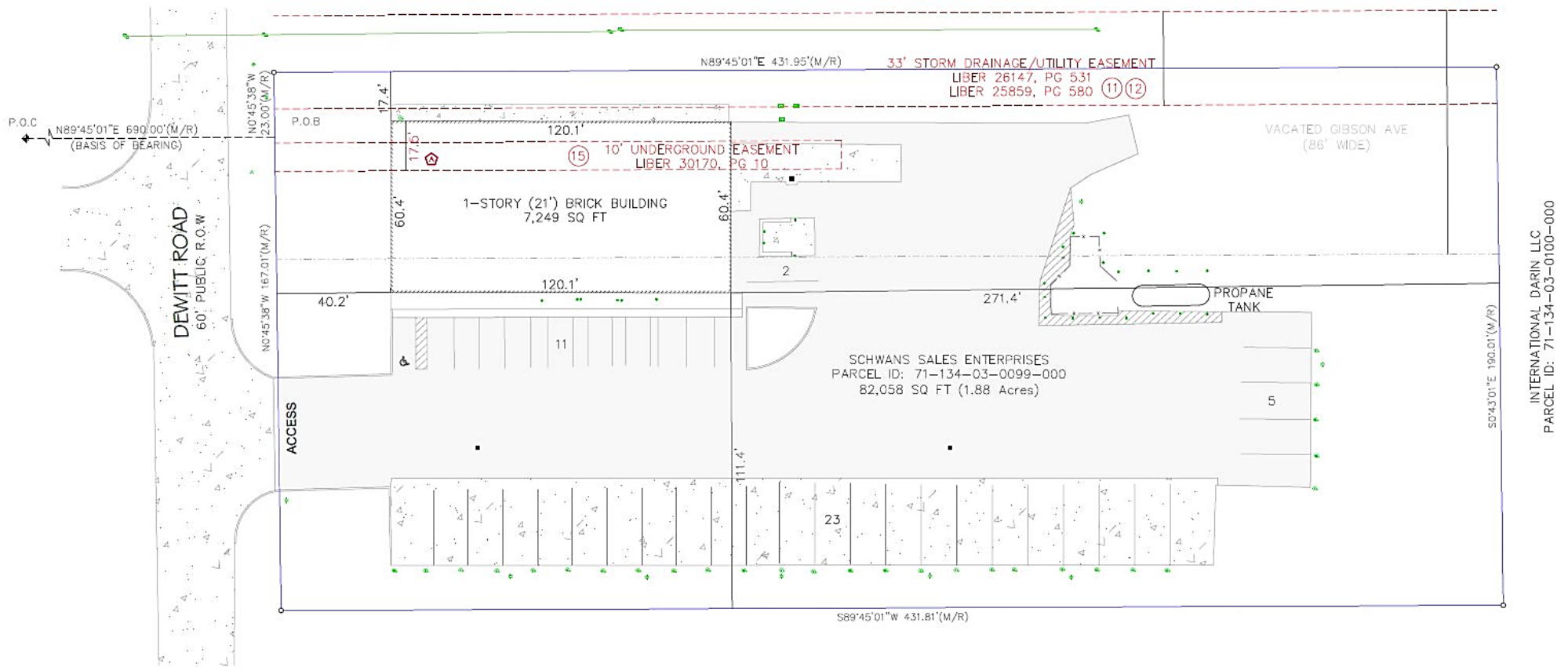
AERIAL VIEW



SURVEY



INTERNATIONAL DARIN LLC
PARCEL ID: 71-134-03-0100-000



INTERNATIONAL DARIN LLC
PARCEL ID: 71-134-03-0100-000

R N JOHNS LITTLE FARMS OWNERS ASSN
PARCEL ID: 71-134-03-0098-000

MARKET ADVISOR

SCOTT LYONS

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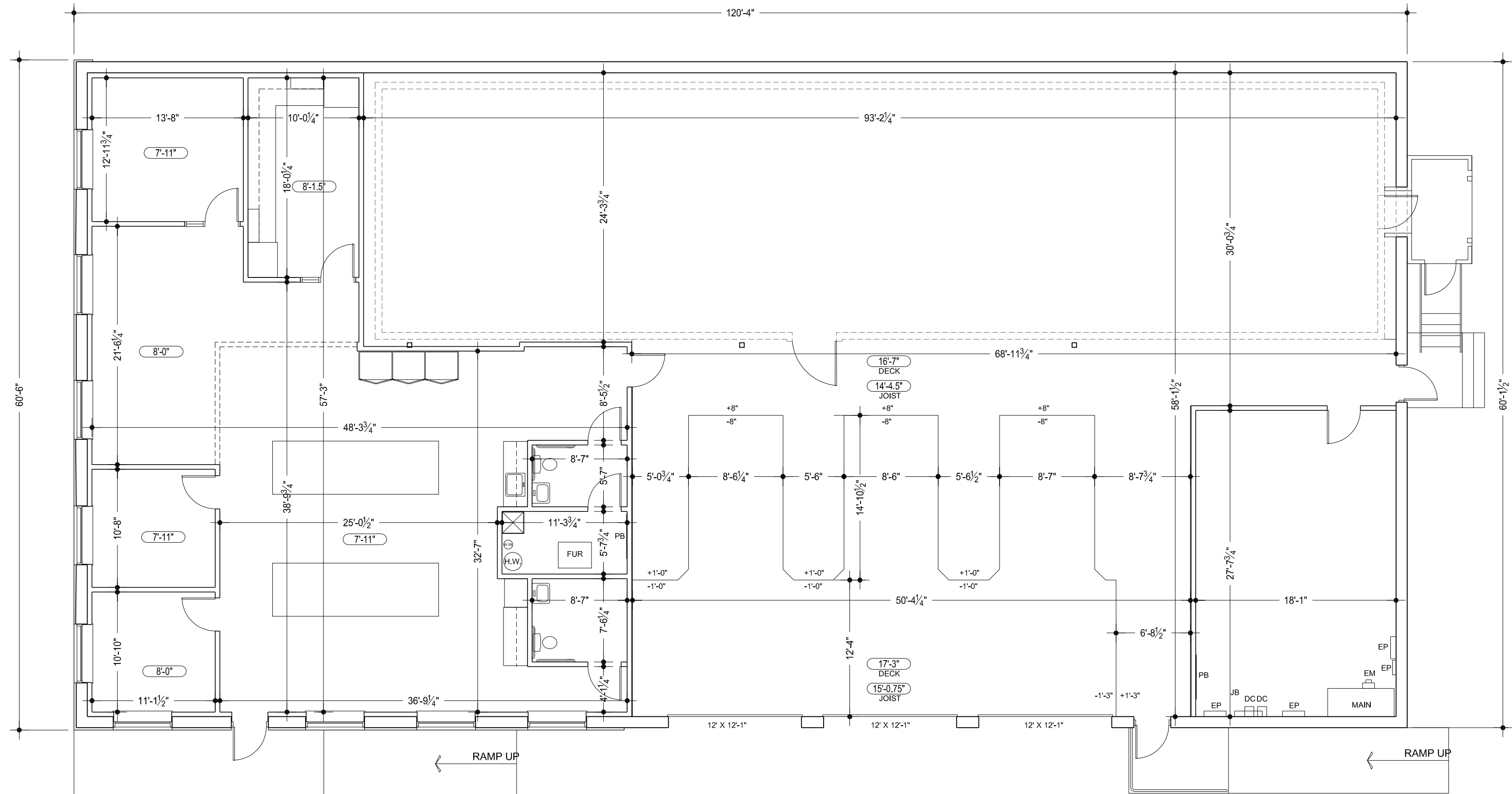
Lee & Associates | Michigan

26555 Evergreen Road, Suite 1060

Southfield, MI 48076

<https://www.lee-associates.com/Detroit>

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AS-BUILT FLOOR PLAN
4801 DEWITT ROAD, CANTON, MI 48188
Date: 4-25-25 7,245 GROSS SF 2,420 OFFICE SF SCALE: NTS