

20901 LAHSER RD, UNIT #1

20901 LAHSER RD # 1, SOUTHFIELD, MI 48033

14,860 SF INDUSTRIAL PROPERTY AVAILABLE

**FOR SALE
OR LEASE**



MARCUS SHEKER

ADVISOR

MARCUS@ALTITUDECRE.COM

(248)-924-9227

ALTITUDE
COMMERCIAL REAL ESTATE

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Introducing a prime location industrial building for sale/lease at 20901 Lahser Rd, Unit #1, Southfield, MI, 48033. This meticulously maintained property boasts a 14,860 SF building, offering 23ft/20ft clear ceiling heights, along with 15 tons of brand-new HVAC installed. With 480 Amps, this property provides the power necessary for industrial operations. Zoned I-L and located in a well-maintained central business park, potential tenants will join esteemed neighboring businesses, ensuring a valuable business network. Built in 2000, this property presents a modern and efficient space for industrial and manufacturing endeavors, positioning it as a prime investment opportunity in the Southfield area. Excellent owner user/investment opportunity.

PROPERTY HIGHLIGHTS

- Ceiling Heights 23ft/20ft Clear
- 15 Tons of Brand-New HVAC Installed
- 480 Amps
- Located in Very well-maintained Central business park, with great neighboring tenants.

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LOCATION DESCRIPTION

Discover the prime location of 20901 Lahser Rd, Unit #1 in Southfield, MI, nestled between 8 Mile and 9 Mile Rd. This strategic positioning offers easy access to major thoroughfares, including I-696 and the Southfield Freeway, optimizing supply chain logistics for Industrial/Manufacturing investors. Southfield is home to an array of manufacturing and distribution centers, providing a strong network for potential business partnerships. Nearby, the Southfield City Centre offers a vibrant business community with dining, retail, and entertainment options, fostering an attractive work-life balance for employees.

OFFERING SUMMARY

Sale Price:	\$899,999
Lease Rate:	\$9.00 - 11.00 SF/yr (NNN)
Number of Units:	1
Available SF:	14,860 SF

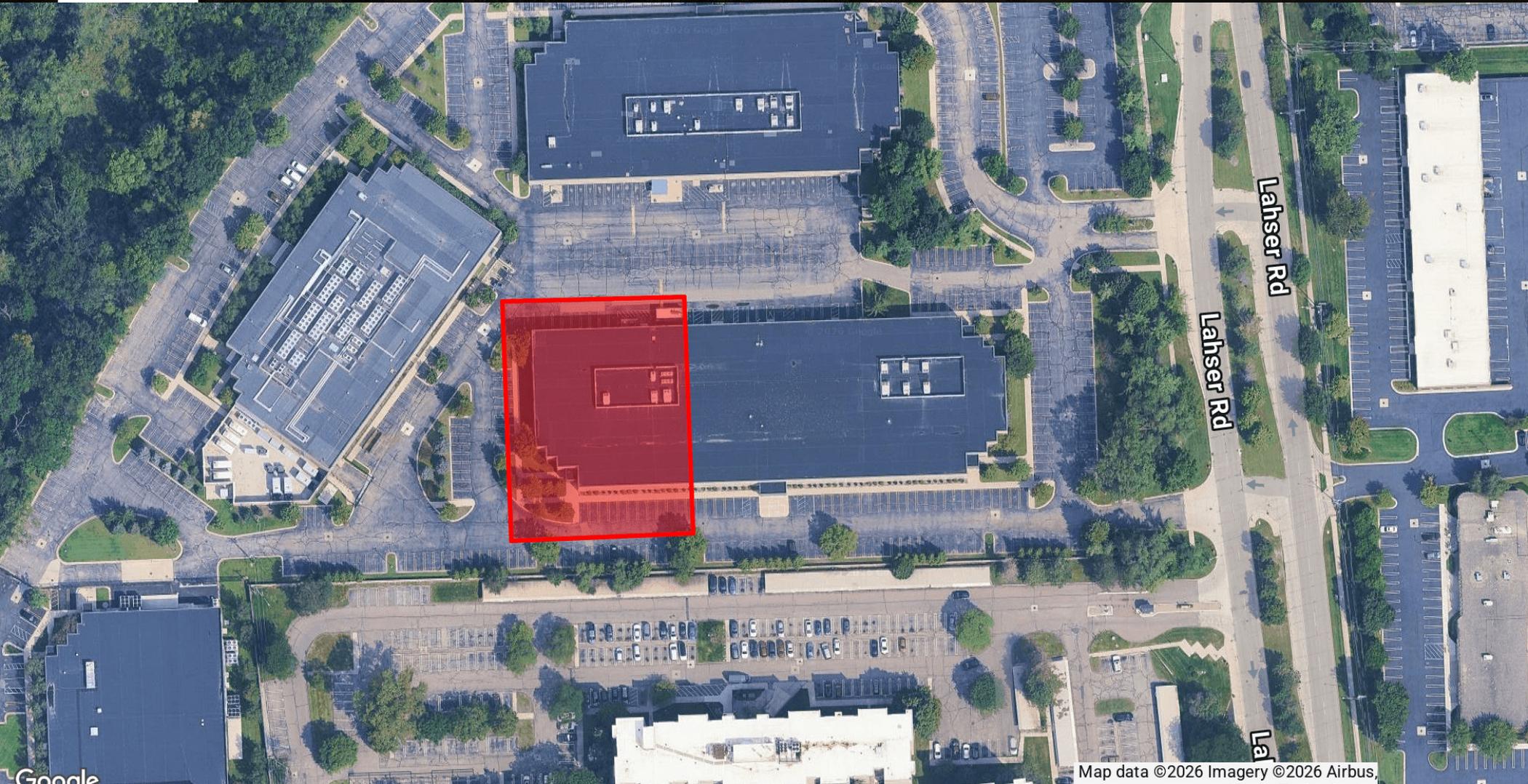
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RETAILER MAP



Google

Map data ©2026 Imagery ©2026 Airbus,

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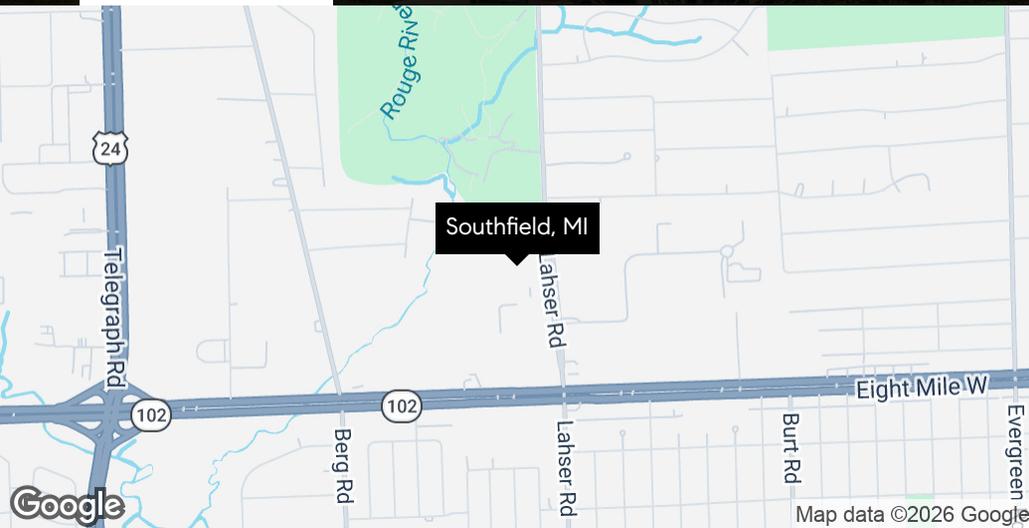
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CITY INFORMATION



SOUTHFIELD, MICHIGAN

Southfield, Michigan is a premier business and residential hub in Oakland County, strategically located just northwest of Detroit with direct access to major highways including I-696, M-10, and Telegraph Road. Known as one of Metro Detroit's leading commercial centers, Southfield is home to a large concentration of corporate headquarters, office parks, and technology firms, supported by a diverse and highly skilled workforce. The city also features a strong retail and service base, anchored by regional shopping, dining, and hospitality options that serve both residents and daily commuters. With a population of over 75,000 and a daytime workforce that nearly doubles due to its corporate presence, Southfield provides a dynamic market for businesses and investors. Combined with its strategic location, extensive infrastructure, and affluent surrounding communities, Southfield continues to stand out as one of Southeast Michigan's most desirable markets for commerce, retail, and development.



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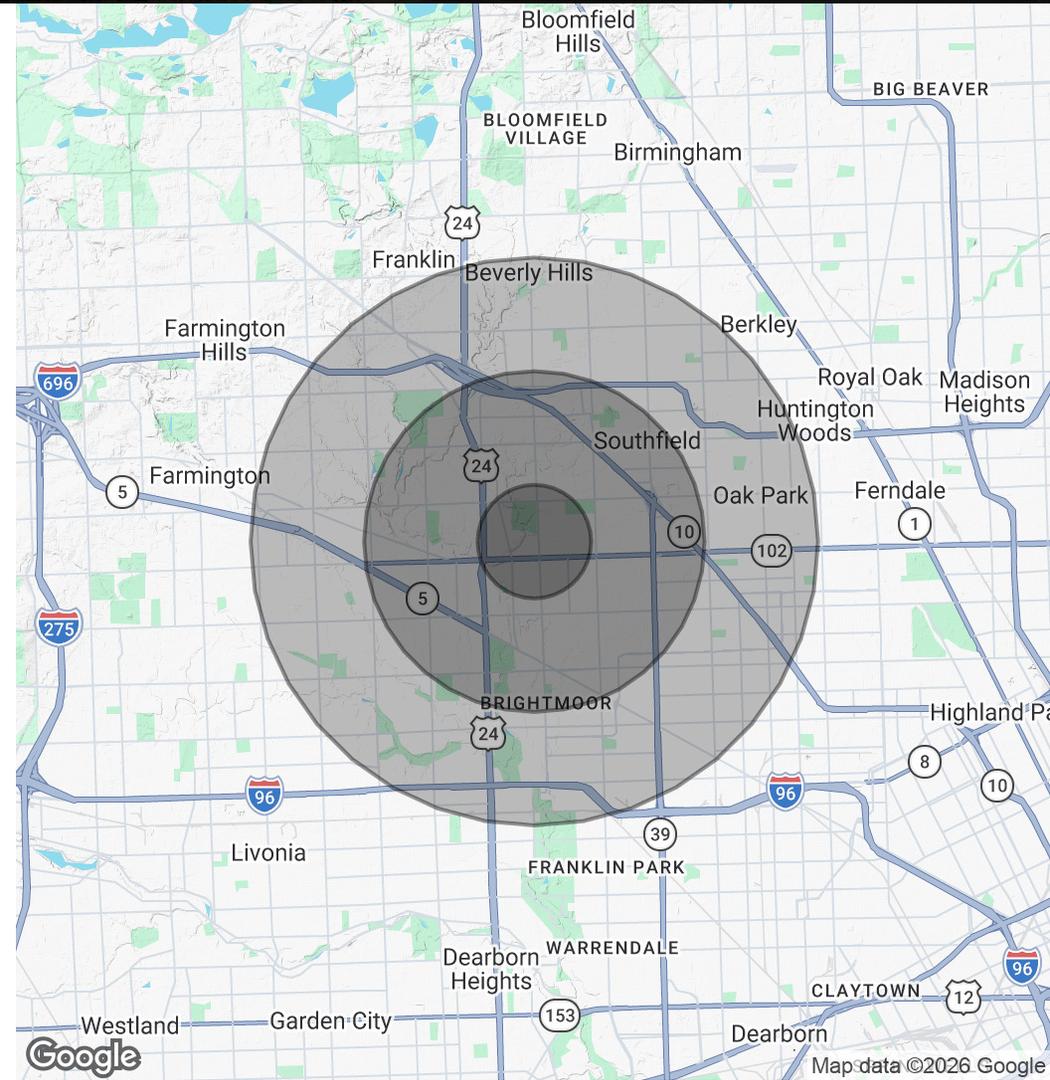
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,097	102,056	314,926
Average Age	38.6	39.6	40.3
Average Age (Male)	36.6	37.6	37.4
Average Age (Female)	40.4	41.1	42.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,254	42,915	130,355
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$69,174	\$66,625	\$77,279
Average House Value	\$123,557	\$139,796	\$177,131
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	766	16,871	81,562
Total Population - Black	8,363	77,087	206,595
Total Population - Asian	44	664	5,739
Total Population - Hawaiian	0	54	275
Total Population - American Indian	50	153	674
Total Population - Other	45	1,264	3,755

2023 American Community Survey (ACS)



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