

INDUSTRIAL PROPERTY // FOR SALE / LEASE

4,480 SF BUILDING WITH SHOWROOM, 2 BAY DOORS & UPSTAIRS OFFICE

13401 E 8 MILE RD
WARREN, MI 48089



- 4,480 SF industrial/flex building
- Large showroom
- Two separate warehouse areas
- Excellent traffic count of 40,000 cars per day
- Can be sold or leased with building next door

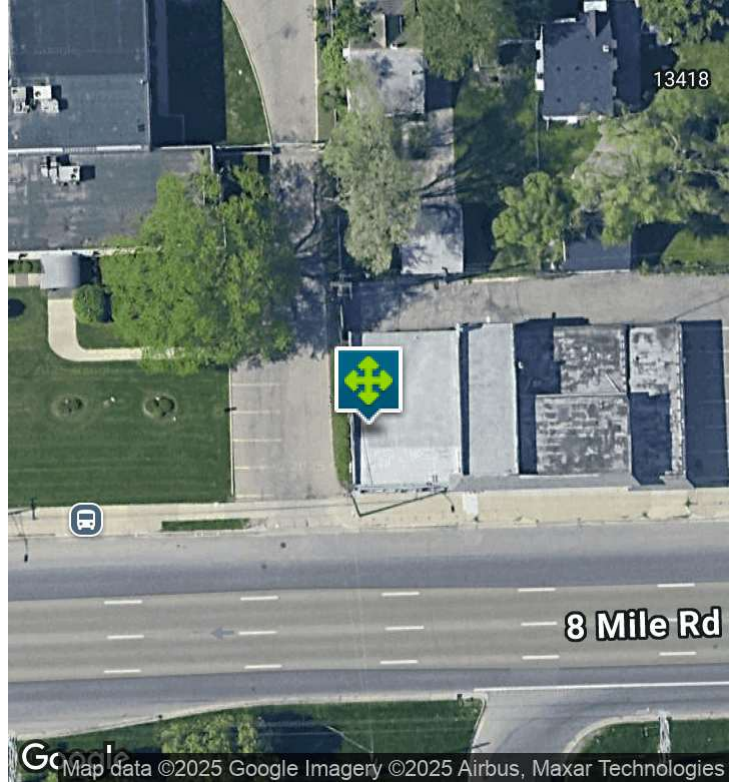


P.A. COMMERCIAL
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EXECUTIVE SUMMARY



Sale Price	\$358,300
Lease Rate	\$12.00 SF/YR (GROSS)

PROPERTY OVERVIEW

Recently remodeled 4,480 SF building with large showroom. Two bays with separate overhead doors. Office on main level and upstairs. Restroom. Great visibility on 8 Mile with 40,000 cars per day. Perfect for retail, automotive or industrial uses. Can be combined with building of similar size next door.

OFFERING SUMMARY

Building Size:	4,480 SF
Available SF:	4,480 SF
Lot Size:	0.08 Acres
Price / SF:	\$79.98
Year Built:	1950
Renovated:	2019
Zoning:	M1 Industrial
Market:	Detroit
Submarket:	Groesbeck South
Traffic Count:	40,000

LOCATION OVERVIEW

Convenient central location on busy 8 Mile Rd between Schoenherr Rd and Groesbeck Hwy. Easy access to I-75, I-94, and I-696. Close to restaurants, retail, and industrial areas.

PROPERTY HIGHLIGHTS

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INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	4,480 SF
Space Available:	4,480 SF
Shop SF:	3,360 SF
Office SF:	1,120 SF (upstairs)
Mezzanine SF:	N/A
Occupancy:	Vacant
Zoning:	M1 Industrial
Lot Size:	0.08 Acres
Parking Spaces:	8
Fenced Yard:	No
Trailer Parking:	No
Year Built / Renovated:	1950 / 2019
Construction Type:	Masonry Block
Clear Height:	10 - 13'
Overhead Doors:	Two (2)
Truckwells/Docks:	None
Cranes:	None
Power:	220 Volt 3 Phase
Buss Duct:	No
Air Conditioning:	Upstairs Only
Heat Type:	Radiant
Lighting:	LED
Sprinklers:	No
Exhaust Fans:	Yes
Floor Drains:	No
Taxes:	\$4,500



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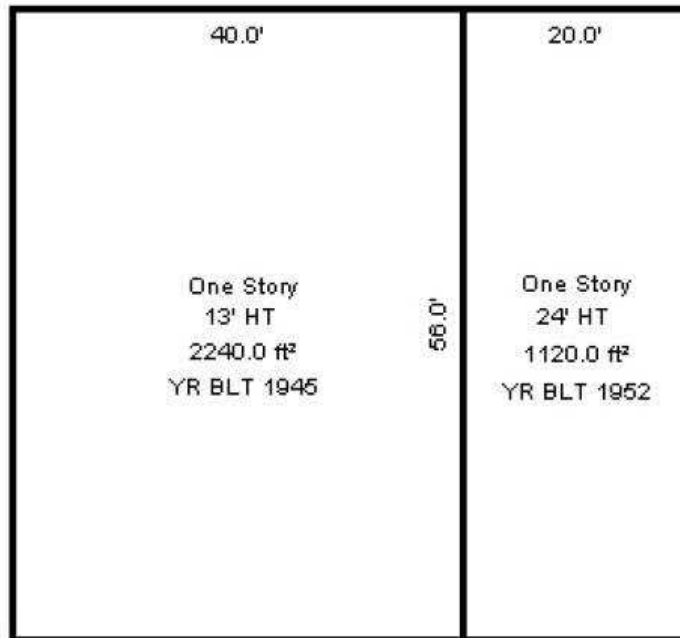
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ADDITIONAL PHOTOS



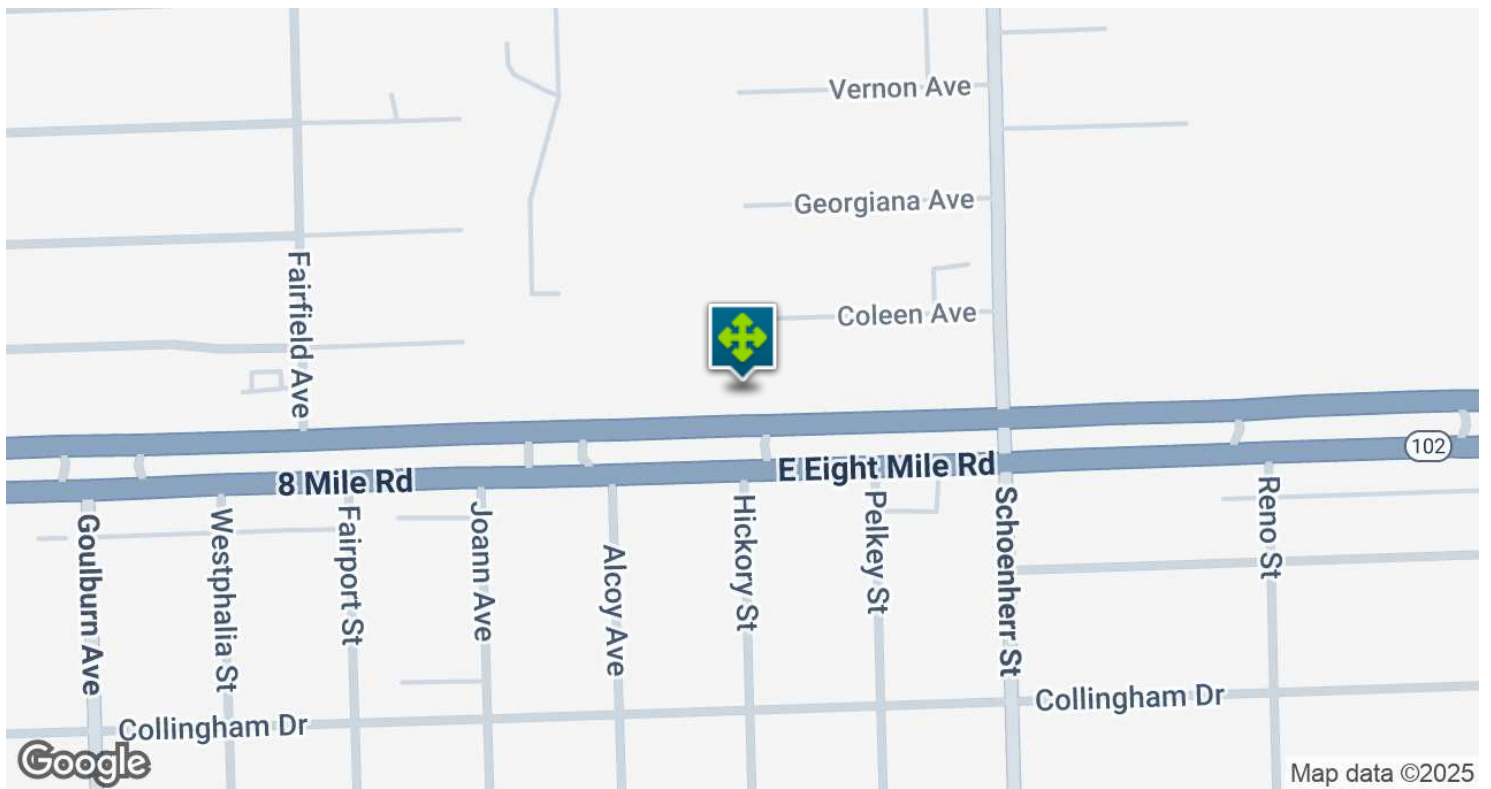
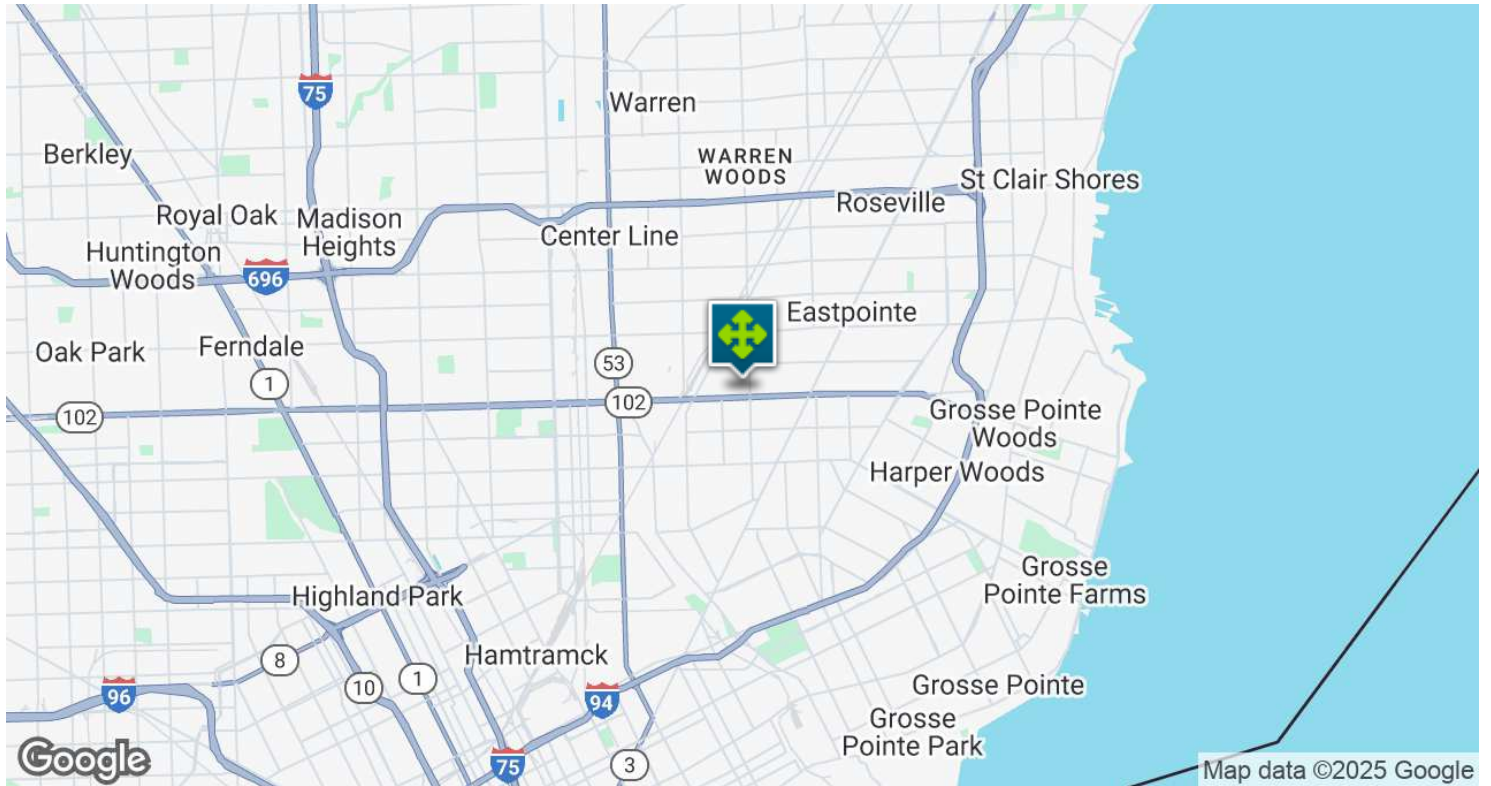
SITE PLANS

Image/Sketch for Parcel: 12-13-35-480-009

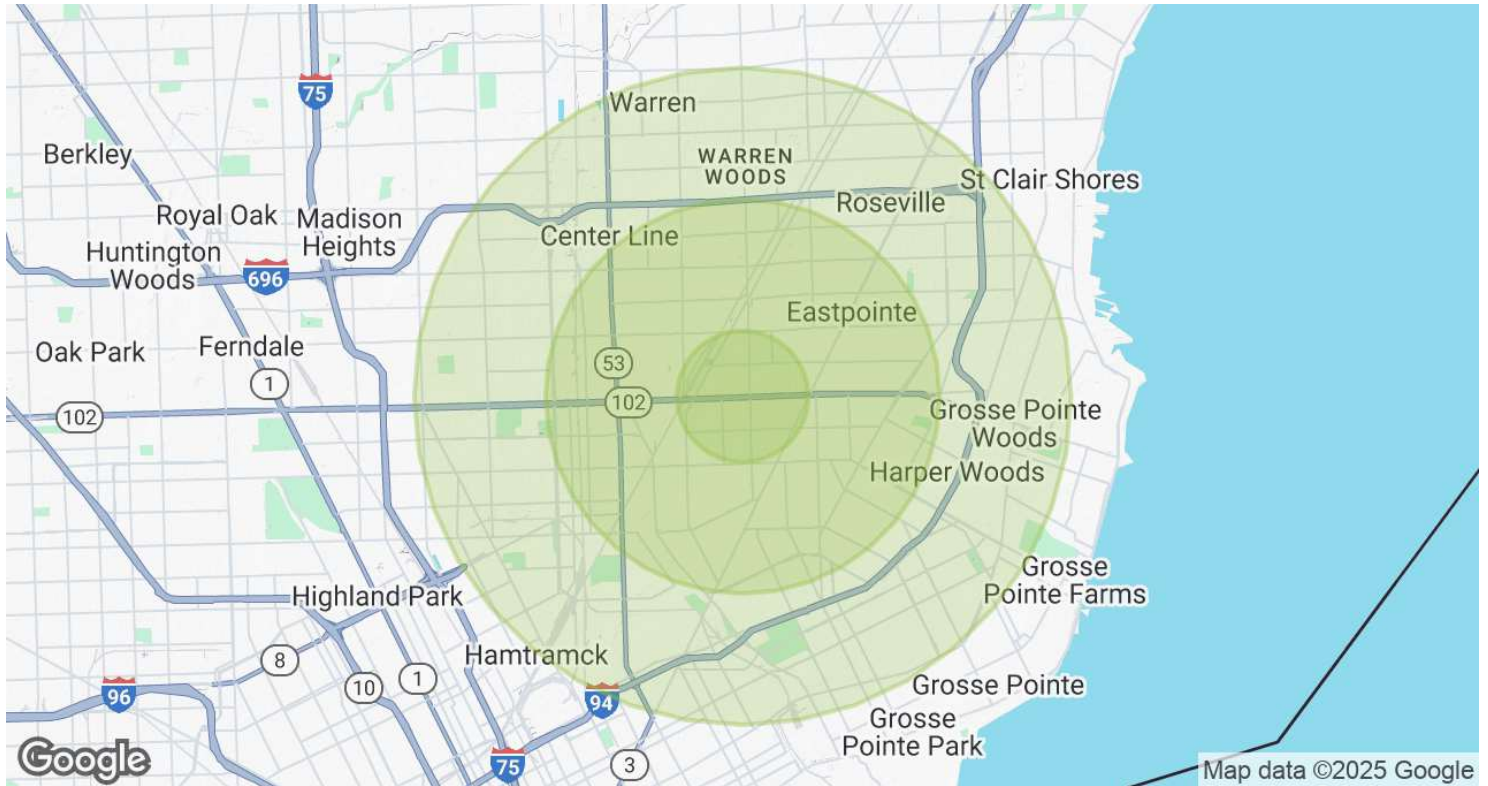


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LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,241	132,765	338,868
Average Age	35	37	39
Average Age (Male)	34	36	37
Average Age (Female)	36	38	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,855	49,734	129,870
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$50,767	\$57,414	\$67,105
Average House Value	\$94,843	\$104,474	\$138,511

Demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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