

INDUSTRIAL PROPERTY // FOR SALE / LEASE

5,300 SF FULLY RENOVATED INDUSTRIAL BUILDING

24275 MOUND RD
WARREN, MI 48091

PRICE REDUCED!



- 5,300 SF Building w/ 700 SF Office
- Fully renovated "Like New" Condition
- LED Lighting, new roof, new windows
- Fenced lot 100' x 430'
- (2) - 12' x 14' Doors
- Accessible location close to I-696, I-94, and I-75

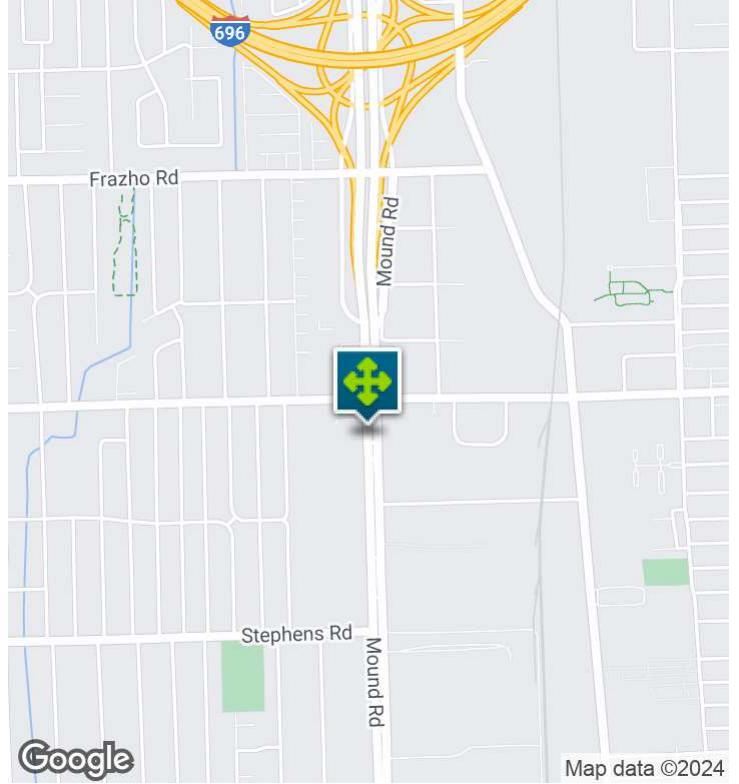


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EXECUTIVE SUMMARY



Sale Price	\$995,000
Lease Rate	\$13.15 SF/YR (NNN)

PROPERTY OVERVIEW

Fully renovated "like new condition". 5,300 SF zoned industrial M-2, fenced lot of 100' x 430', outside storage is possible. New renovations to include: roof, brick, windows, (2)- 12' x 14' grade level doors, concrete floors & driveway. 700 SF office, all new mechanicals, LED lighting, fantastic contractors building or truck repair building. All buildings in the rear of the property to be demolished to provide abundant parking & outside storage. NNN lease, tenant pays the taxes, insurance, and exterior maintenance.

OFFERING SUMMARY

Building Size:	5,300 SF
Available SF:	5,300 SF
Price / SF:	\$187.74
Year Built:	1950
Renovated:	2023
Zoning:	M-2
Market:	Warren
Submarket:	Detroit

LOCATION OVERVIEW

Located on the west side of Mound Rd, South of 10 Mile Rd in Warren. Close to I-696, I-94 & I-75.

PROPERTY HIGHLIGHTS

- 5,300 SF Building w/ 700 SF Office
- Fully renovated "Like New" Condition
- LED Lighting, new roof, new windows, (2) - 12' x 14' Doors
- Fenced lot 100' x 430'
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INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	5,300 SF
Space Available:	5,300 SF
Shop SF:	4,600 SF
Office SF:	700 SF
Zoning:	M-2
Lot Size:	100 x 430'
Fenced Yard:	Yes
Trailer Parking:	Yes
Year Built / Renovated:	1950 / 2023
Construction Type:	Brick / Block
Clear Height:	20'
Overhead Doors:	Two (2) 12' x 14'
Truckwells/Docks:	None
Cranes:	None
Column Spacing:	Clear Span
Power:	220 Volt
Buss Duct:	No
Air Conditioning:	Office Only
Heat Type:	Tube Radiant
Lighting:	LED
Sprinklers:	No
Floor Drains:	No
Taxes:	\$8,860.32 - will increase when fully accessed



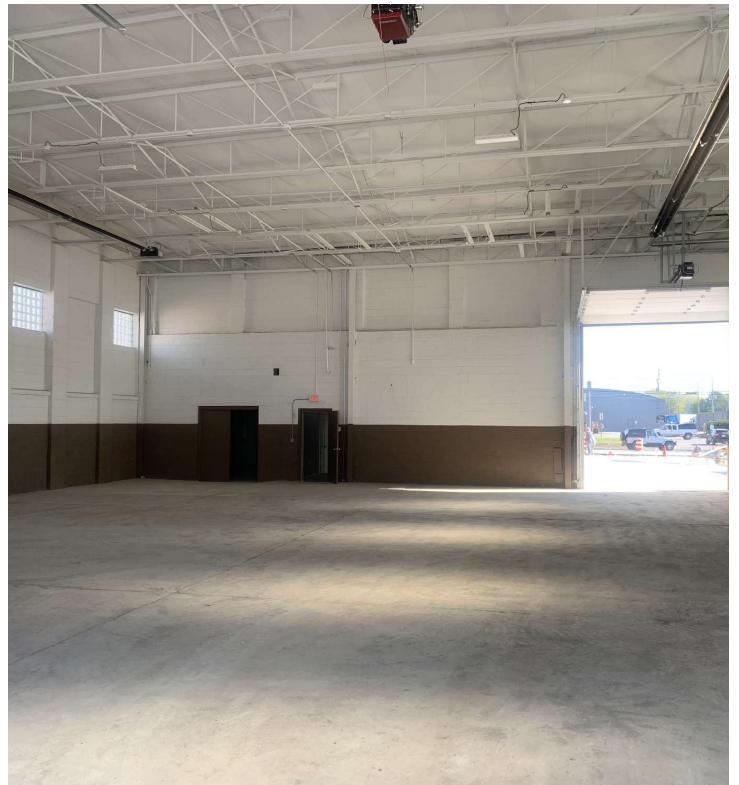
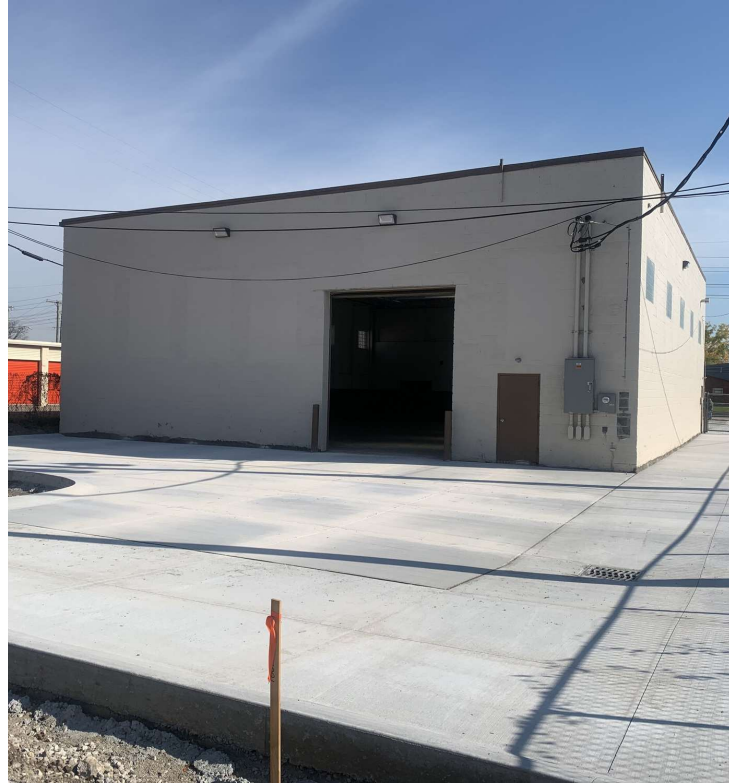
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ADDITIONAL PHOTOS



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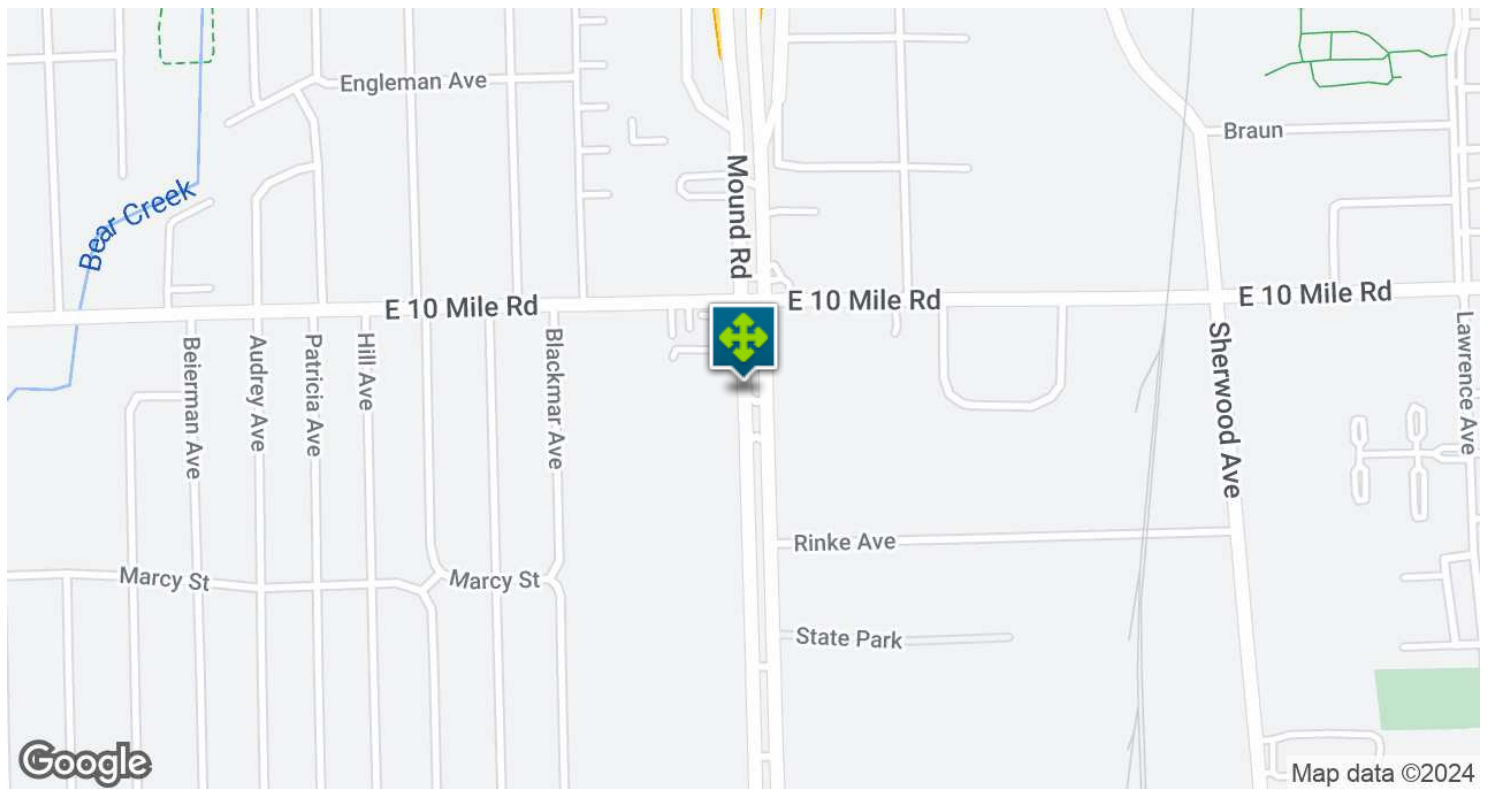
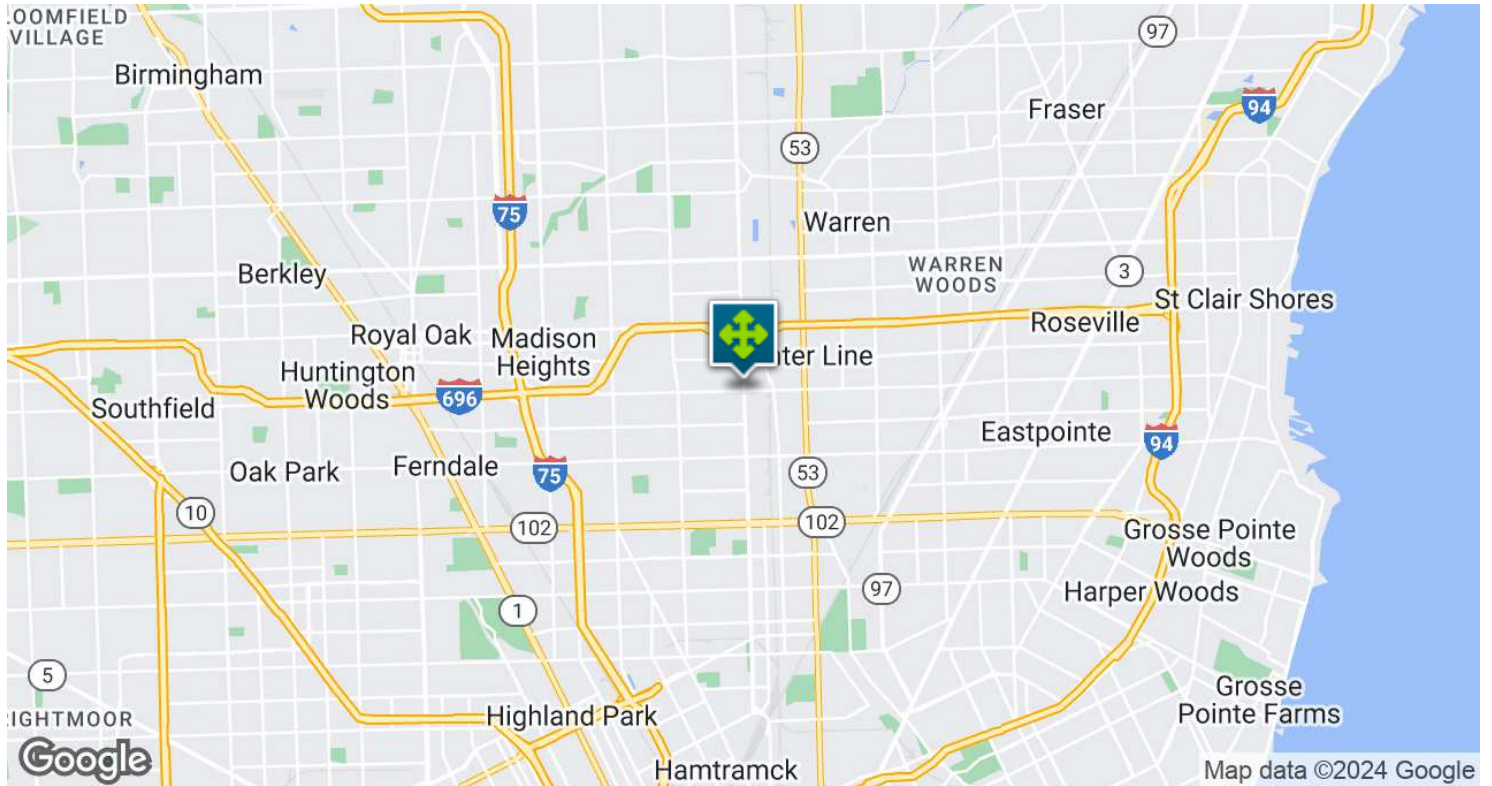
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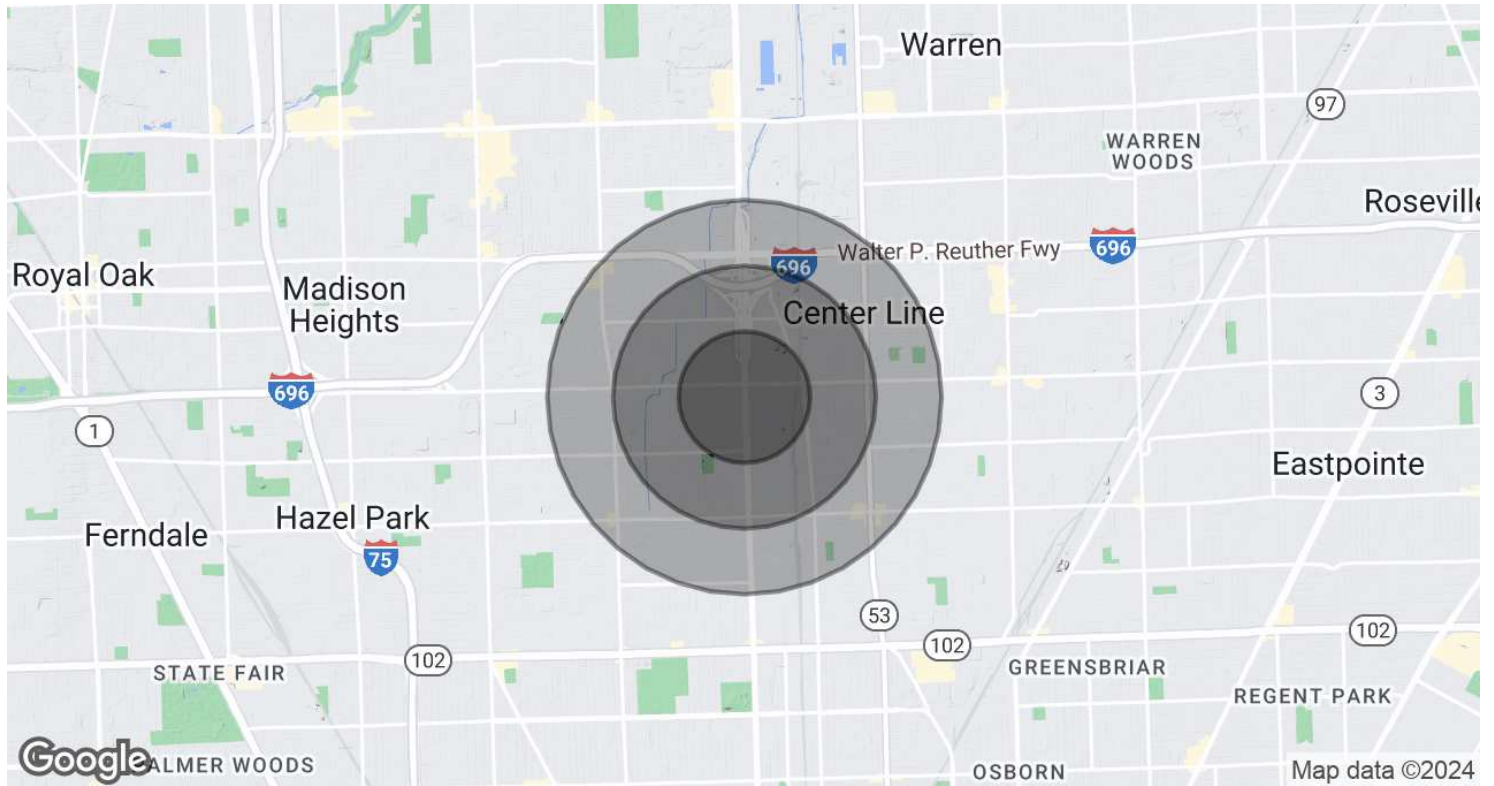
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LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,812	9,309	24,916
Average Age	46.7	42.6	40.0
Average Age (Male)	43.1	39.4	37.7
Average Age (Female)	45.2	42.7	41.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	840	4,156	11,119
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$49,476	\$52,438	\$50,849
Average House Value	\$96,955	\$95,416	\$99,405

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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