

14857 Martinsville Road, Van Buren Twp
**Industrial / Flex Commercial Investment
Opportunity**

Van Buren Twp., 48111



OFFERING MEMORANDUM



(313) 451-SOLD (7653) Info@DET.Properties

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Executive Summary

Property Address:

14857 Martinsville Road

Property Type:

Industrial / Flex / Warehouse

Location:

Van Buren Twp.

Building Size:

Approx. 39,000 SF

Land Area:

6 acres

List Price:

\$1,600,000



Investment Highlights



On ground loading dock (15 foot door)



Full Truck Dock with Hydraulic lift plates



Ample truck parking



39,000 SF industrial / flex facility



Multi-tenant building



Located in Wayne County near major transportation routes



Proximity to major logistics hubs including

- **Detroit Metropolitan Wayne County Airport**
- **Willow Run Airport**



Flexible industrial space suitable for warehousing, production, staging, storage, industrial uses



Strong regional demand for light industrial properties

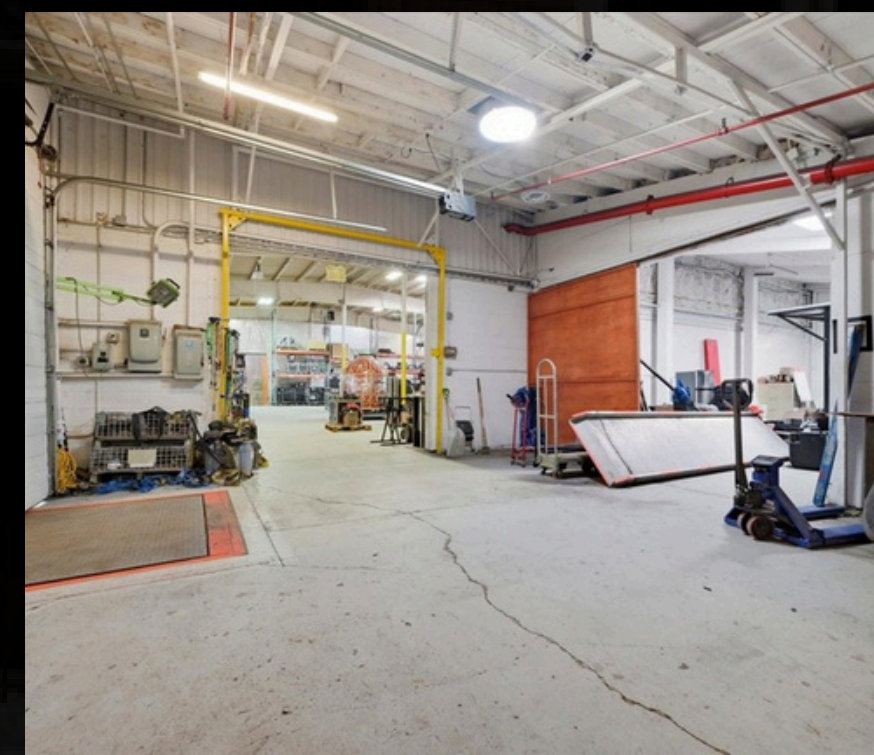


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INTERIOR DETAILS

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Location Overview

The property is located in **Van Buren Township within the Belleville submarket**, an area positioned between **Detroit and Ann Arbor**. The corridor is a mix of:

- **Industrial logistics**
- **Light manufacturing**
- **Commercial service businesses**
- **Rural residential**

The site benefits from strong access to:

- **I-94**
- **I-275**
- **Michigan Avenue**

These routes connect the property to major economic centers including:

- **Detroit**
- **Ann Arbor**

Air transportation access is also nearby via:

- **Detroit Metropolitan Wayne County Airport (approx. 20 minutes)**
- **Willow Run Airport (approx. 17 minutes)**

Area Overview

The Belleville / Van Buren Township market has seen increasing demand for:

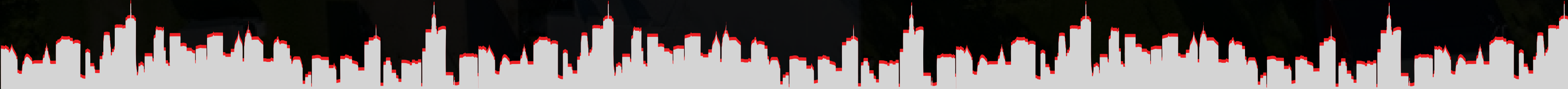
- **logistics and storage facilities**
- **industrial service companies**
- **contractor and staging warehouses**

The surrounding Martinsville area has a median real estate value around \$386,000, indicating strong regional growth and investment demand.

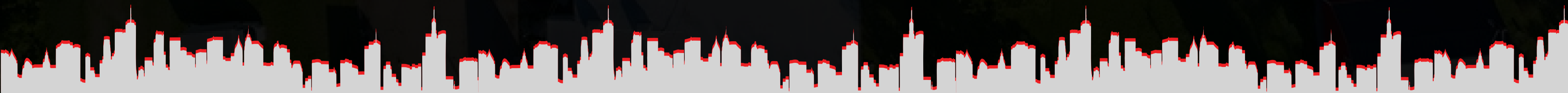
Industrial property in the Detroit metro area continues to benefit from:

- **automotive supply chain activity**
- **logistics growth**
- **manufacturing support services**

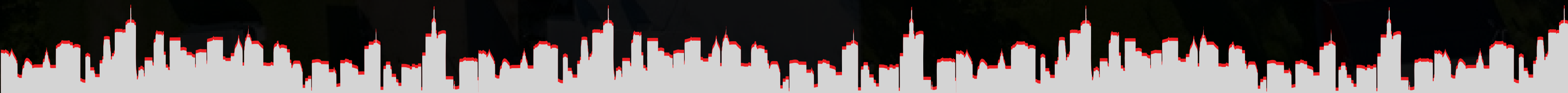
AERIAL VIEW



AERIAL VIEW



AERIAL VIEW



Investment Highlights

1. Large Industrial Footprint

39,000 SF facility capable of accommodating multiple industrial tenants.

2. Multi-Tenant Income Potential

Existing commercial users provide diversified tenancy.

3. Strategic Metro Detroit Location

Located within the Detroit-Ann Arbor industrial corridor.

4. Airport & Highway Access

Close to two major regional airports and interstate access.

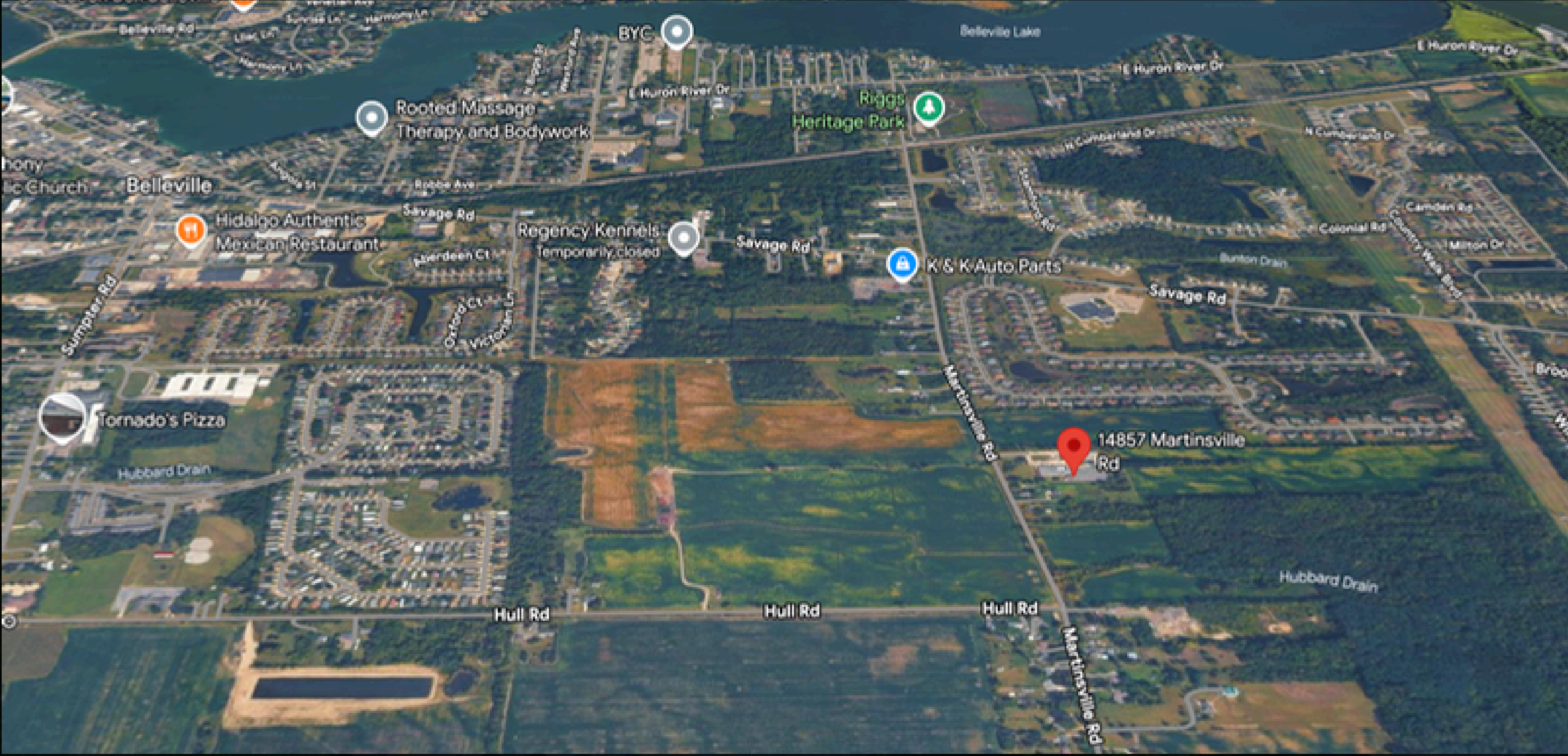
5. Flexible Use Property

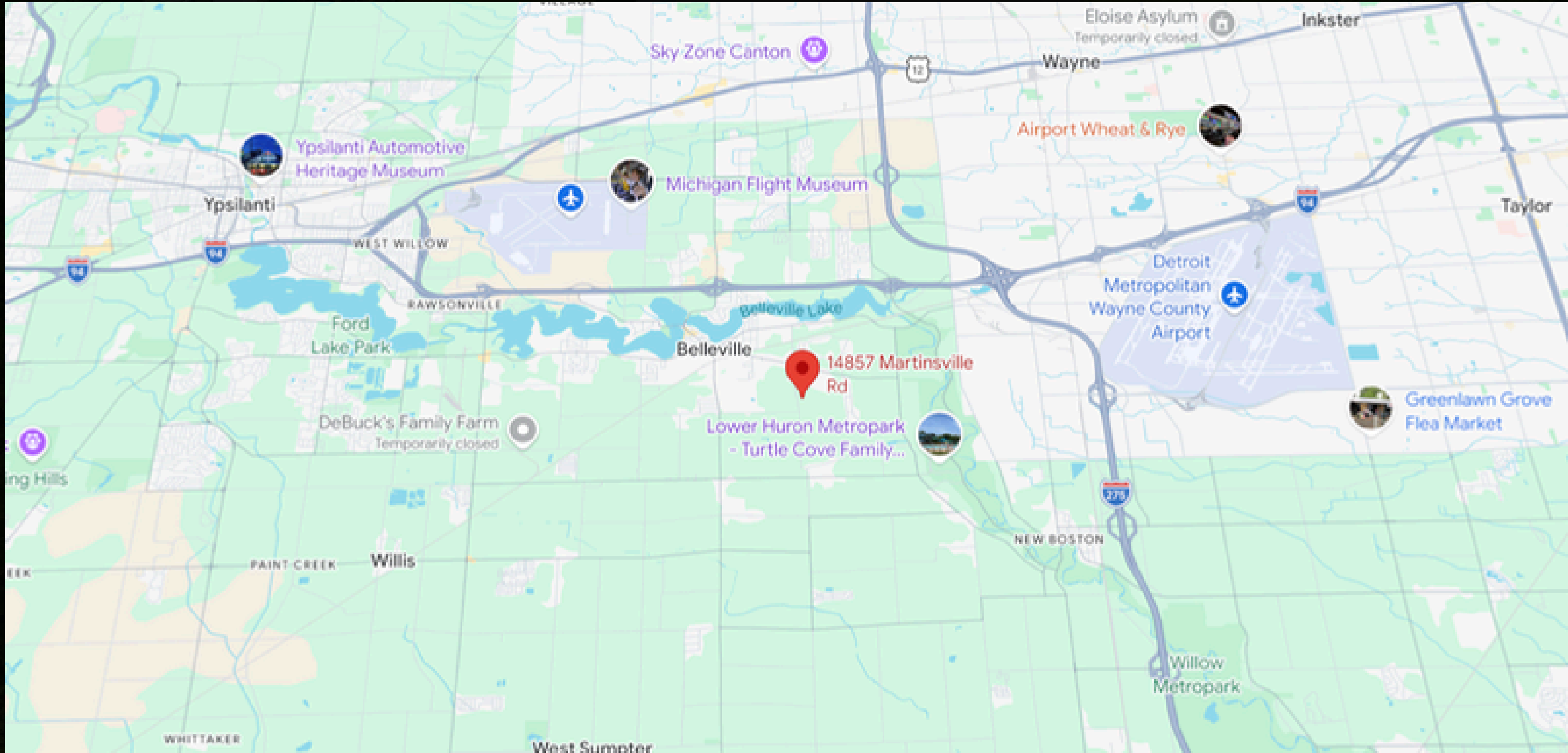
Potential uses include:

- **logistics warehouse**
- **event production**
- **manufacturing**
- **contractor yard**
- **distribution center**
- **Significant office space**
- **Conference room**
- **24' High Ceilings in main warehouse**
- **Great Place for semi parking**

Potential Value-Add Opportunities

- **Lease stabilization / tenant expansion**
- **Industrial redevelopment or modernization**
- **Conversion to distribution or logistics hub**
- **Owner-user acquisition opportunity**
- **Significant office space**
- **Conference room**
- **24' High Ceilings in main warehouse**
- **Great Place for semi parking**





DET Properties Team



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With over 20 years in operations management, including key leadership roles as CEO of two chemical companies, I bring extensive expertise to industrial real estate. A proud graduate of Michigan State and Wayne State (PhD, MBA), I've advised on growth strategies and market trends across multiple sectors. I've also served on boards like NexusTech Ventures and American Chemical Solutions, broadening my industry perspective. Dedicated to seamless real estate solutions, I'm here to help achieve your industrial goals.



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Joel began his commercial real estate career in 2003 after graduating from Aquinas College. He co-founded Paramount Real Estate Services in 2007, representing clients like Walgreens, Dunkin' Donuts, and White Castle across multiple states. In 2024, Joel joined DET Investment Properties, leveraging his expertise in tenant representation, land assemblage, and leasing. He is a member of ICSC, NAR, CBOR, and actively serves his community through local boards and the Knights of Columbus.



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