

INDUSTRIAL PROPERTY // FOR LEASE

10,000 SF OFFICE/WAREHOUSE W/FENCED OUTSIDE STORAGE

46705 ERB DR

MACOMB TWP, MI 48042



- 10,000 SF Industrial Space
- 3,600 SF Office/Showroom
- (2) 12' x 14' Overhead Doors
- Large Parking Lot
- Fenced Outside Storage



P.A. COMMERCIAL
Corporate & Investment Real Estate

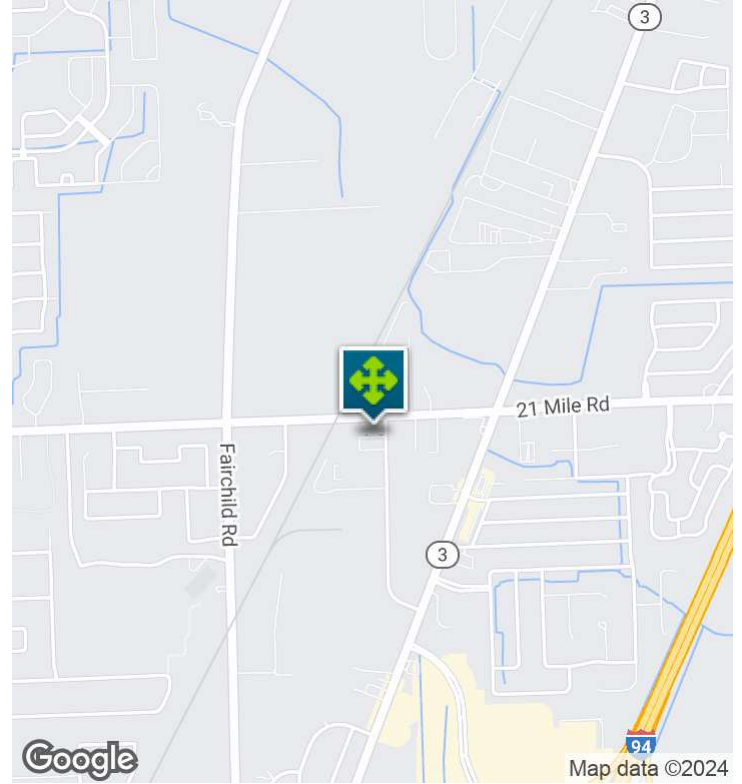
26555 Evergreen Road, Suite 1500
Southfield, MI 48076

248.358.0100

pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY



Lease Rate	\$7.00 SF/YR (NNN)
-------------------	---------------------------

OFFERING SUMMARY

Building Size:	20,000 SF
Available SF:	10,000 SF
Lot Size:	1.22 Acres
Year Built:	1990
Renovated:	2022
Zoning:	Lt Industrial
Market:	Detroit
Submarket:	Groesbeck North
Traffic Count:	40,500

PROPERTY OVERVIEW

10,000 SF for lease with 3,600 SF office/showroom space; 6,400 SF warehouse/shop space and 3,600 SF shop mezzanine. 16' clear height, two (2) 12' x 14' overhead doors, a large fenced outside storage, concrete parking lot, and potential outside storage. Ideal for warehouse or manufacturing. Fantastic location at 21 Mile Rd & Gratiot Ave, close to I-94. Additionally, the rear unit of 5,000 SF is also available.

LOCATION OVERVIEW

Located on the west side of Erb Drive, just south of 21 Mile Rd in Chesterfield Township. This is a high-visibility location just west of Gratiot Avenue and 0.25 miles from I-94. 40,500 vehicles per day on Gratiot and 21 Mile.

PROPERTY HIGHLIGHTS

- 10,000 SF Industrial Space
- 3,600 SF Office/Showroom
- (2) 12' x 14' Overhead Doors
- Large Parking Lot
- Fenced Outside Storage

46705 ERB DR, MACOMB TWP, MI 48042 // FOR LEASE

INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	20,000 SF
Space Available:	10,000 SF
Shop SF:	6,400 SF
Office SF:	3,600 SF
Mezzanine SF:	3,600 SF
Occupancy:	Immediate
Tenancy:	Duplex
Zoning:	Lt Industrial
Lot Size:	1.22 Acres
Parking Spaces:	50+
Fenced Yard:	Yes
Trailer Parking:	No
Year Built / Renovated:	1990 / 2022
Construction Type:	Block
Clear Height:	16'
Overhead Doors:	(2) 12' x 14'
Truckwells/Docks:	No
Cranes:	No
Column Spacing:	50'
Power:	400 AMP 220 Volt
Buss Duct:	No
Air Conditioning:	Office
Heat Type:	Gas Unit
Lighting:	LED
Sprinklers:	No
Floor Drains:	N/A
Taxes:	Approx. \$13,047.00



P.A. COMMERCIAL
Corporate & Investment Real Estate

John T. Arthurs PRINCIPAL
D: 248.663.0506 | C: 248.563.3225
johna@pacommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

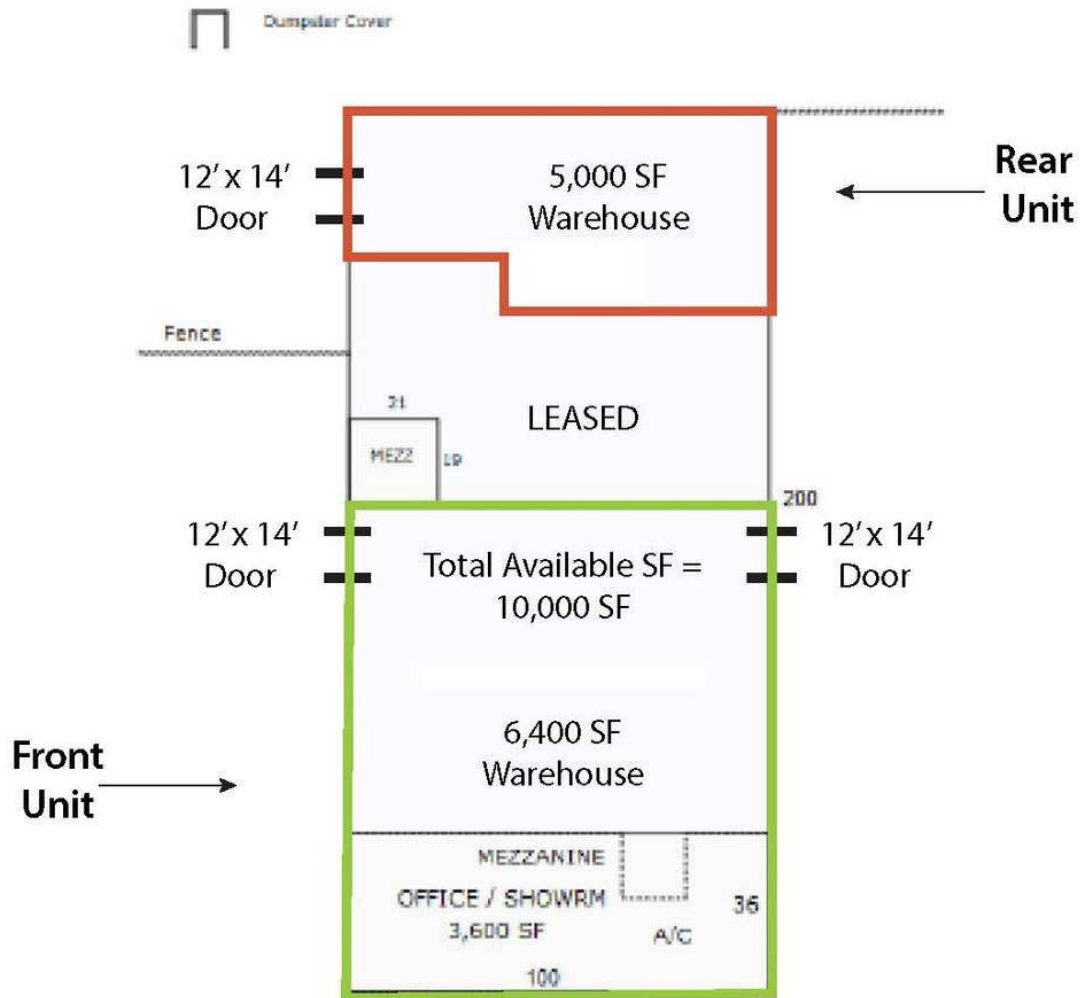
46705 ERB DR, MACOMB TWP, MI 48042 // FOR LEASE

ADDITIONAL PHOTOS



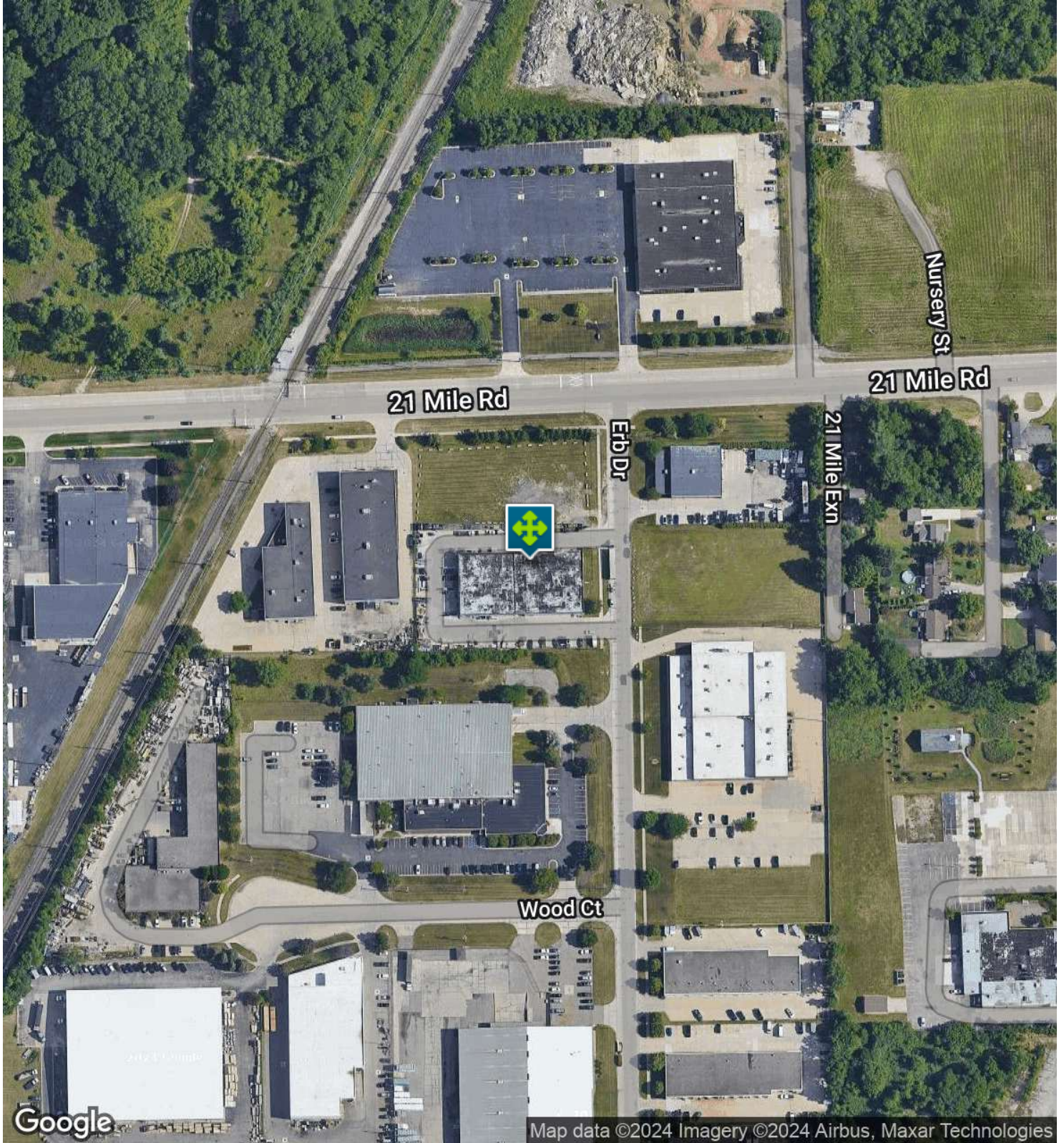
SITE PLANS

Image/Sketch for Parcel: 20-08-36-227-021



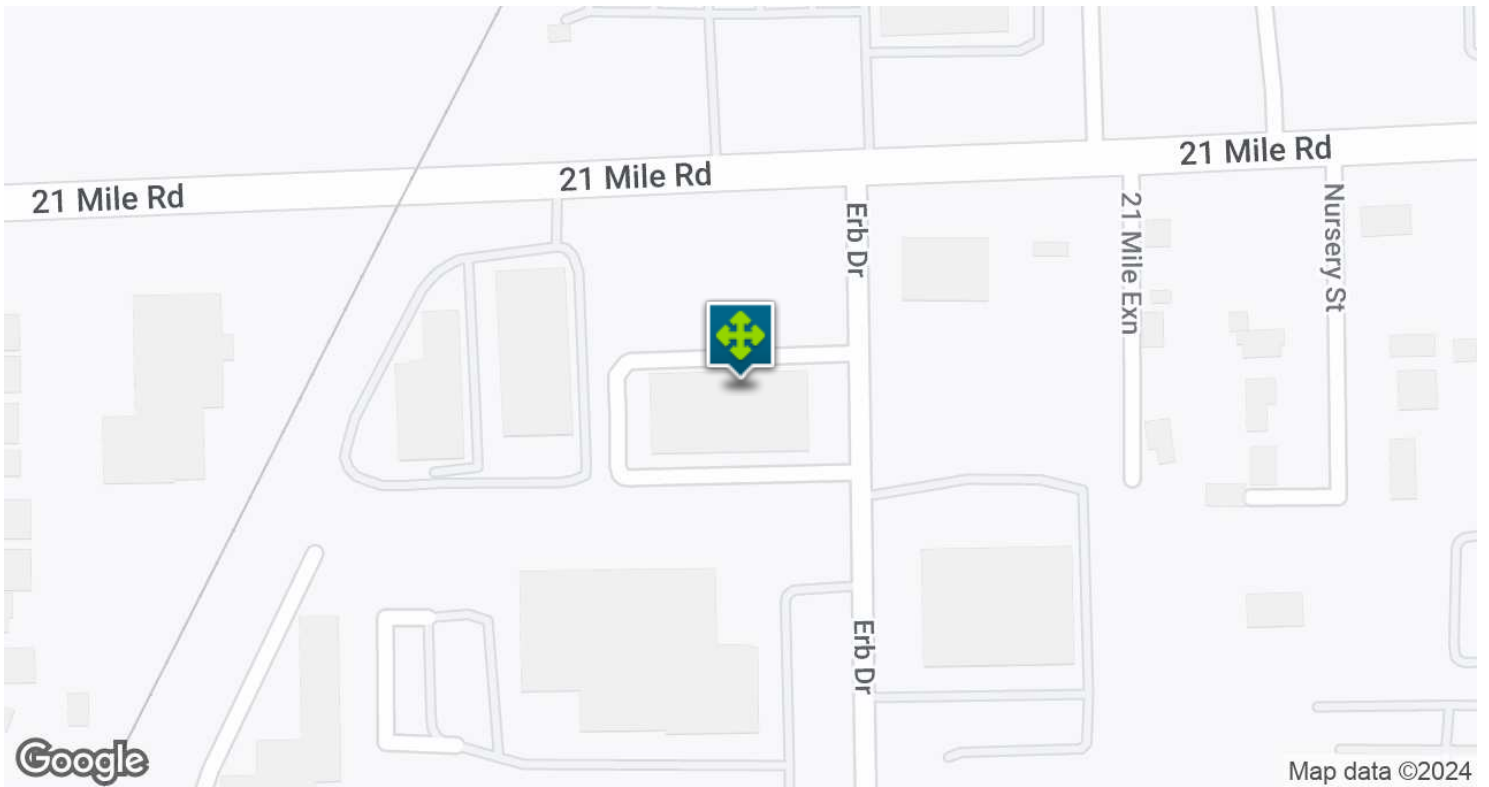
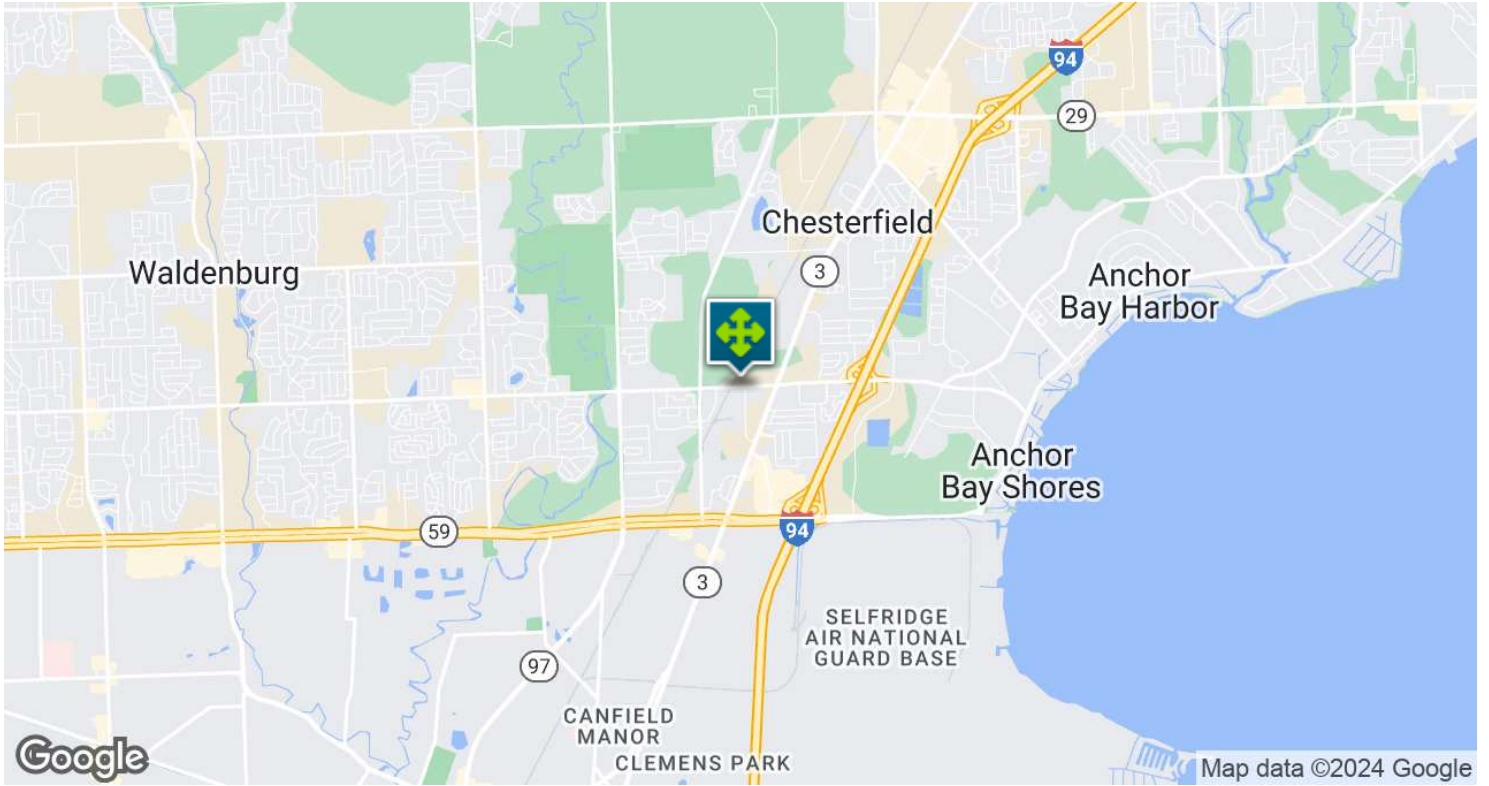
46705 ERB DR, MACOMB TWP, MI 48042 // FOR LEASE

AERIAL MAP

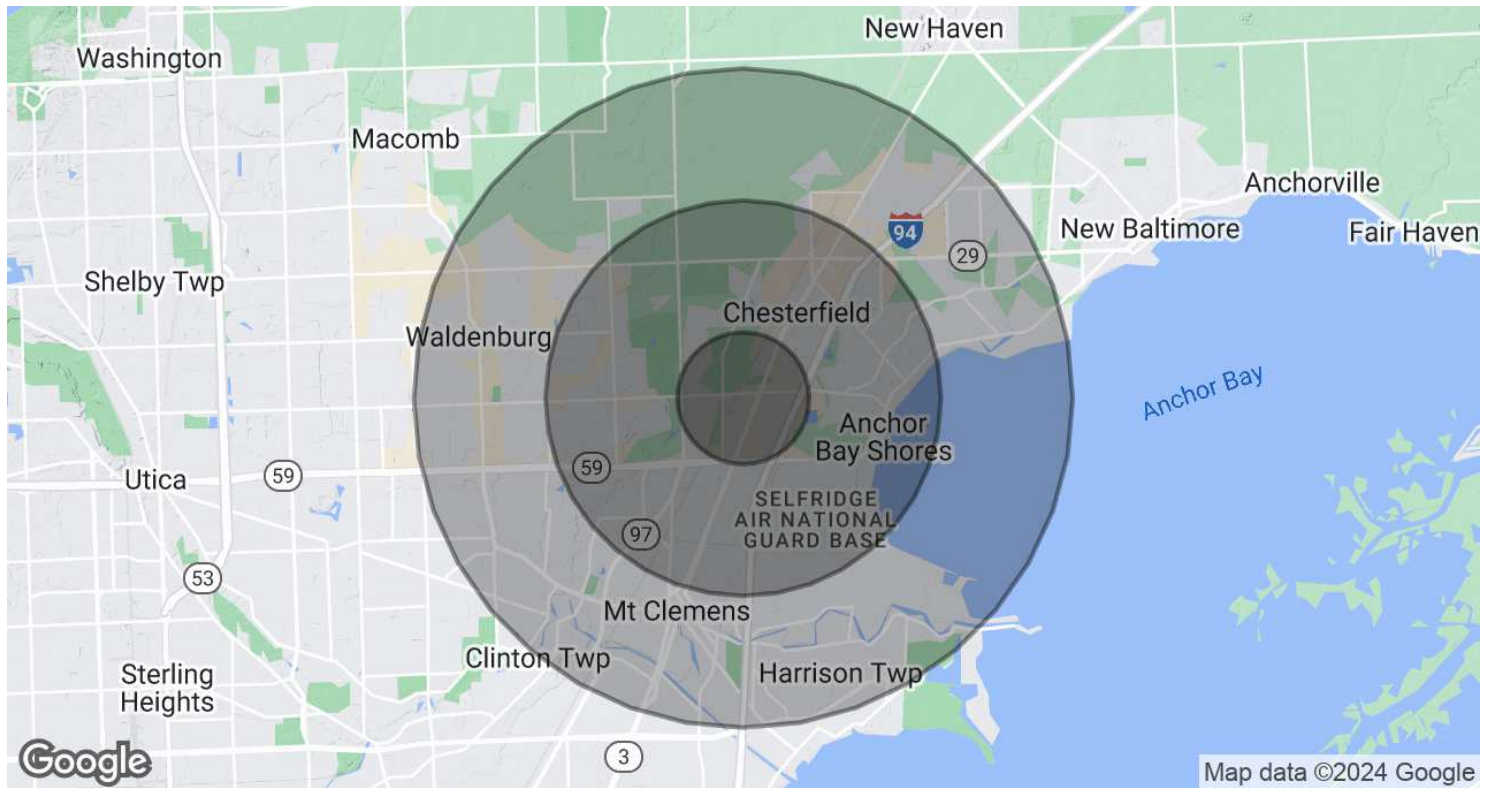


46705 ERB DR, MACOMB TWP, MI 48042 // FOR LEASE

LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,406	56,419	156,616
Average Age	42	40	41
Average Age (Male)	41	39	40
Average Age (Female)	43	40	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,838	21,702	61,577
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$132,038	\$109,271	\$111,359
Average House Value	\$297,716	\$284,380	\$301,392

Demographics data derived from AlphaMap

46705 ERB DR, MACOMB TWP, MI 48042 // FOR LEASE

CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



John T. Arthurs
PRINCIPAL

D: 248.663.0506

C: 248.563.3225

johna@pacommercial.com

P.A. Commercial

26555 Evergreen Road, Suite 1500
Southfield, MI 48076

P: 248.358.0100

F: 248.358.5300

pacommercial.com

Follow Us!



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

46705 ERB DR, MACOMB TWP, MI 48042 // FOR LEASE

CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



John T. Arthurs
PRINCIPAL

D: 248.663.0506

C: 248.563.3225

johna@pacommercial.com

P.A. Commercial

26555 Evergreen Road, Suite 1500
Southfield, MI 48076

P: 248.358.0100

F: 248.358.5300

pacommercial.com

Follow Us!



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current, past or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.