

**INDUSTRIAL PROPERTY // FOR SALE / LEASE**

# **32,818 SF MANUFACTURING BUILDING ON 3.7 ACRES WITH CRANES & TRUCKWELL**

6633 DIPLOMAT DR

STERLING HEIGHTS, MI 48314



- 32,818 SF Manufacturing/Warehouse Building
- 6,992 SF Office Space & Restrooms
- 3.7 Acres - Expansion Capabilities
- Three (3) 10-Ton Cranes
- 480 Volt | 2000 AMP w/Buss Duct
- Covered Truckwell



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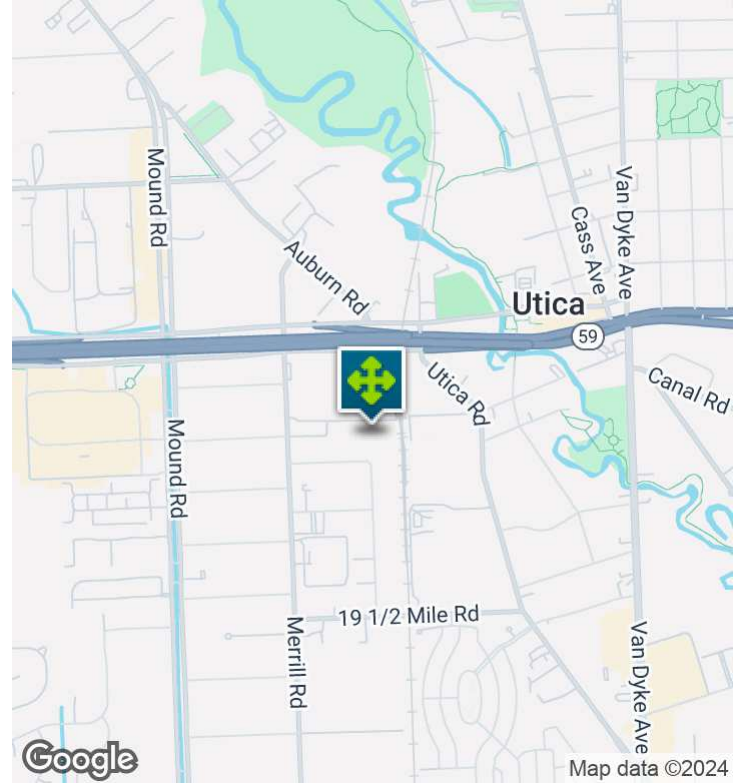
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# EXECUTIVE SUMMARY



<b>Sale Price</b>	<b>\$3,872,000</b>
<b>Lease Rate</b>	<b>\$9.00 SF/YR (NNN)</b>

## OFFERING SUMMARY

<b>Building Size:</b>	32,818 SF
<b>Available SF:</b>	32,818 SF
<b>Lot Size:</b>	166,491 SF
<b>Price / SF:</b>	\$117.98
<b>Year Built:</b>	1996
<b>Renovated:</b>	2005
<b>Zoning:</b>	M-1
<b>Market:</b>	Detroit
<b>Submarket:</b>	W of Van Dyke/Macomb

## PROPERTY OVERVIEW

Outstanding opportunity to purchase or lease a 32,818 SF manufacturing building on 3.7 acres. This property offers expansion capabilities; amenities include three (3) 10-ton cranes, covered truckwell, two (2) 12' x 12' and one (1) 12' x 14' overhead doors, 480 volt/2000 amp with buss duct, airlines, and a paint booth—3,630 SF of shop mezzanine, 6,992 SF of office space, restrooms, and Q/C room. Fantastic location; close to M-59 & I-75.

## LOCATION OVERVIEW

Located in Sterling Heights on Diplomat; close access to M-59

## PROPERTY HIGHLIGHTS

- 32,818 SF Industrial Warehouse
- 6,992 SF Office Space & Restrooms
- Three (3) 10-Ton Cranes
- 480 Volt | 2000 AMP w/Buss Duct
- Covered Truckwell

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## INDUSTRIAL DETAILS

<b>Property Type:</b>	Industrial
<b>Building Size:</b>	32,818 SF
<b>Space Available:</b>	32,818 SF
<b>Shop SF:</b>	29,456 SF
<b>Office SF:</b>	3,362 SF
<b>Occupancy:</b>	90 Days
<b>Zoning:</b>	M-1
<b>Lot Size:</b>	3.775
<b>Parking Spaces:</b>	90
<b>Fenced Yard:</b>	N/A
<b>Trailer Parking:</b>	Yes
<b>Year Built / Renovated:</b>	1996
<b>Construction Type:</b>	Brick/Block
<b>Clear Height:</b>	18' - 24'
<b>Overhead Doors:</b>	Two (2) 12' x 12' One (1) 12' x 14'
<b>Truckwells/Docks:</b>	One (1) Exterior
<b>Cranes:</b>	Three (3) 10-Ton
<b>Underhook:</b>	15' & 21'
<b>Column Spacing:</b>	60'   40'   36"
<b>Power:</b>	480 Volt   2000 AMP
<b>Buss Duct:</b>	Yes
<b>Air Conditioning:</b>	Office
<b>Heat Type:</b>	Tube Radiant
<b>Lighting:</b>	LED
<b>Sprinklers:</b>	Yes
<b>Floor Drains:</b>	N/A
<b>Taxes:</b>	\$73,080.04



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**John T. Arthurs** PRINCIPAL

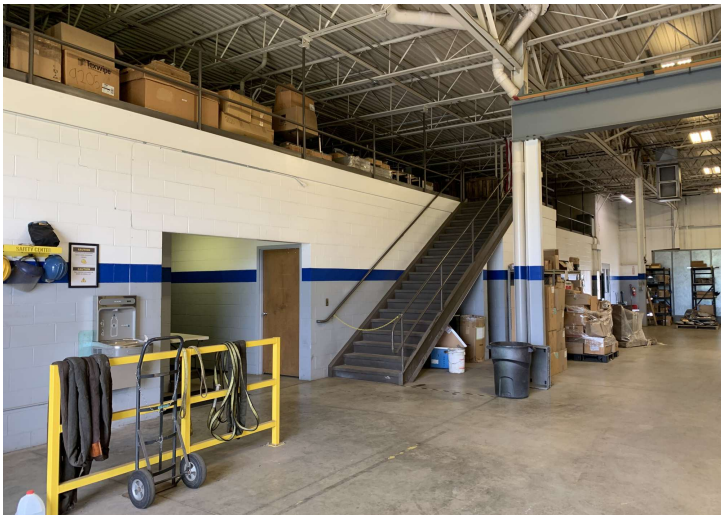
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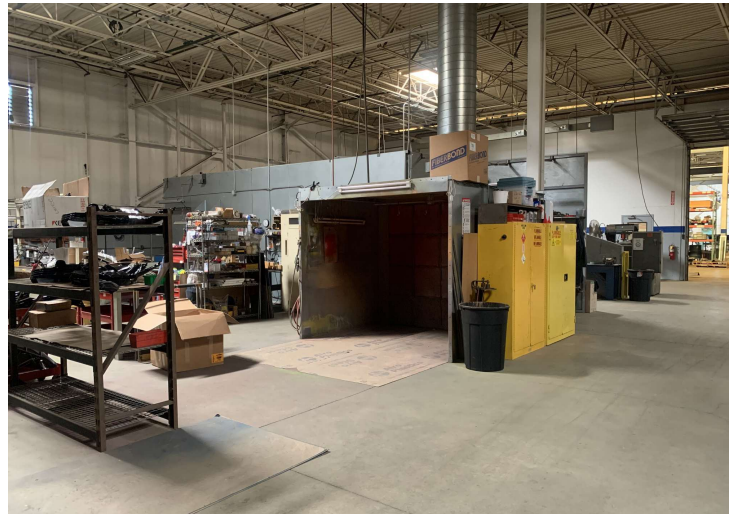
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# ADDITIONAL PHOTOS



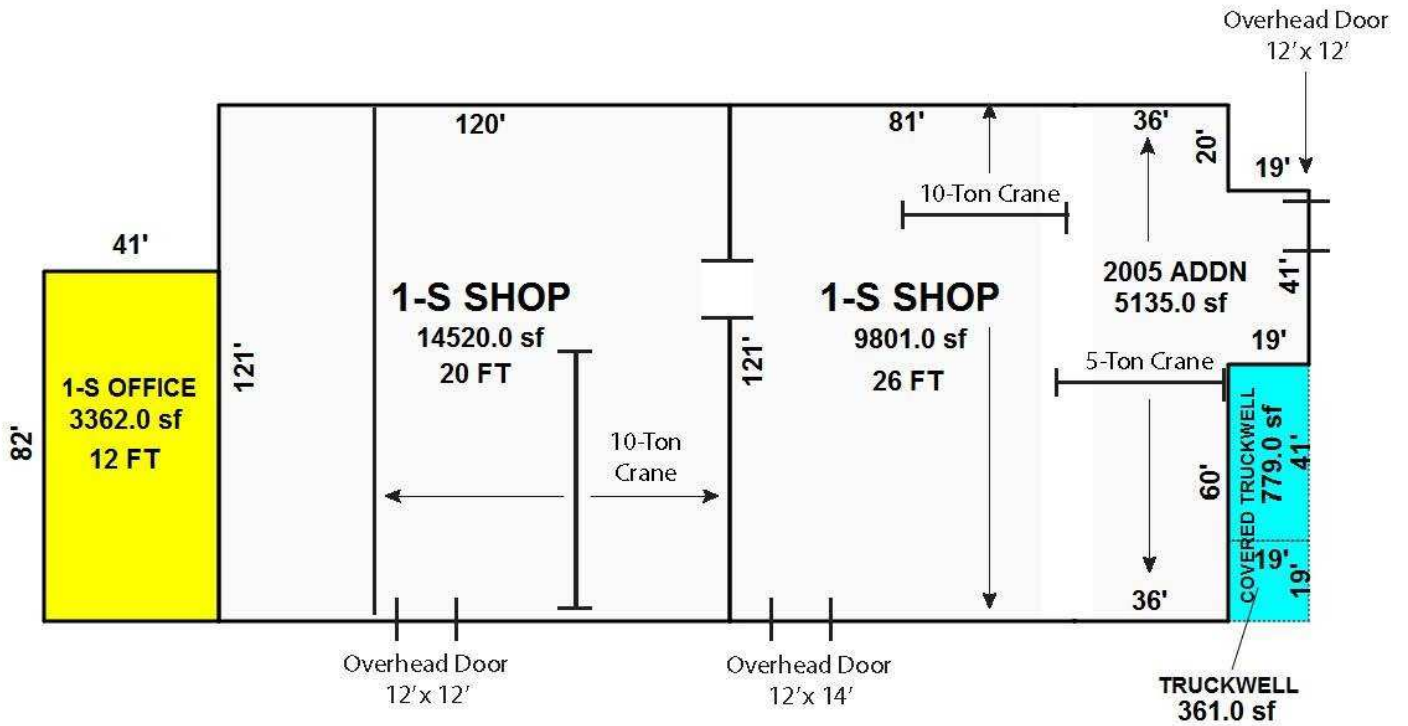
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# ADDITIONAL PHOTOS



# FLOOR PLANS

Image/Sketch for Parcel: 10-10-04-128-016



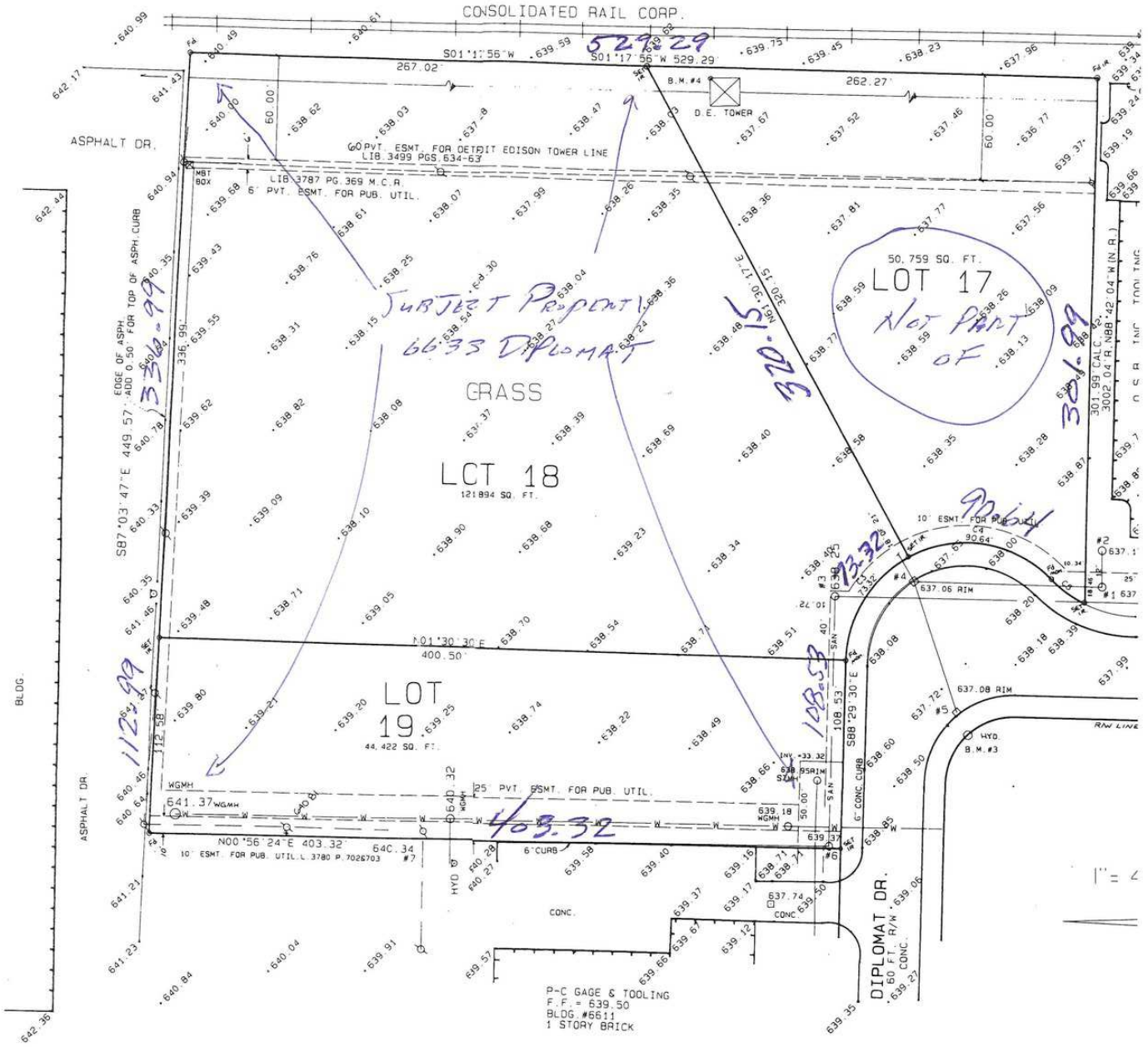
Sketch by Apex Sketch

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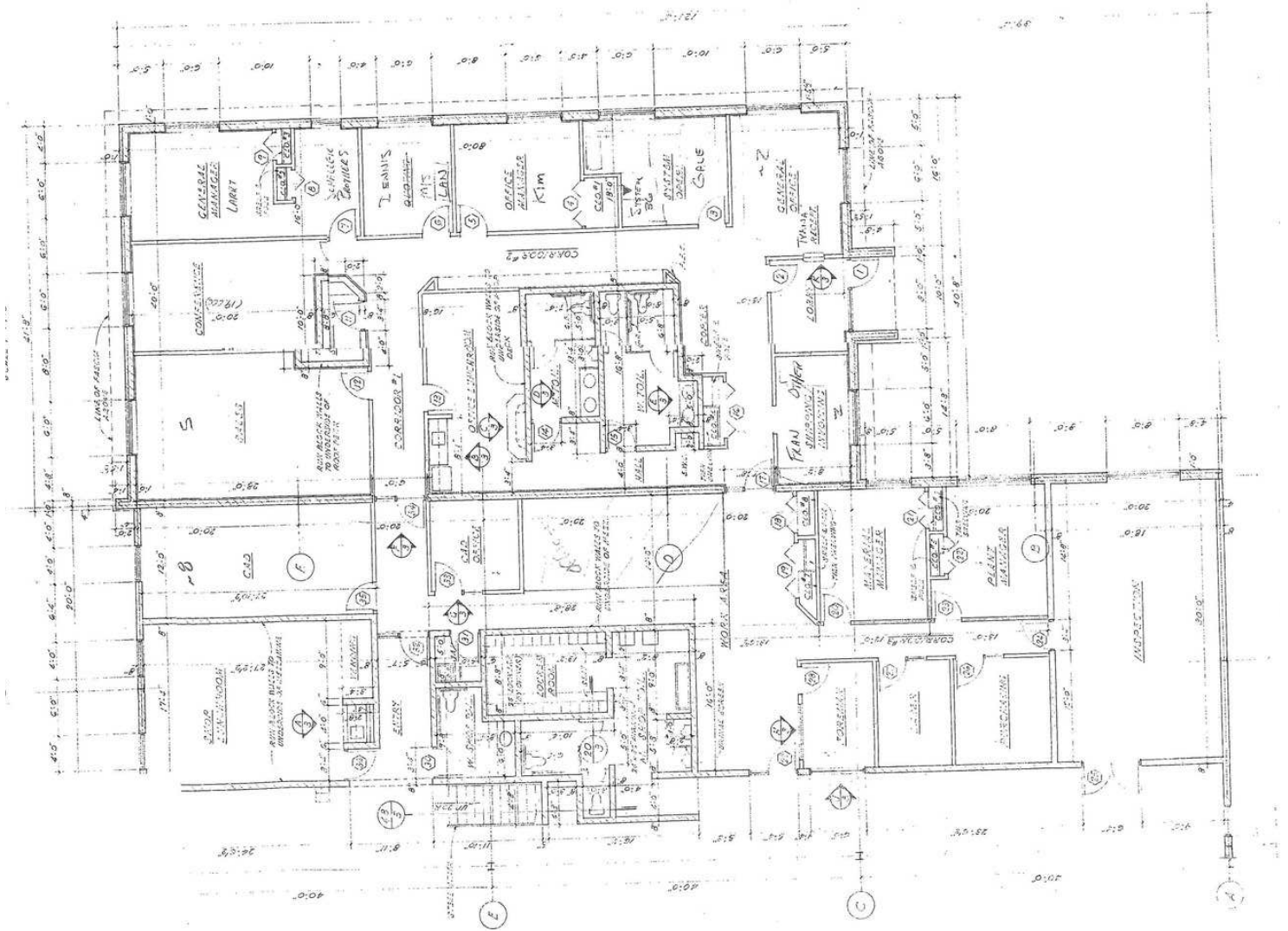
# SITE PLANS





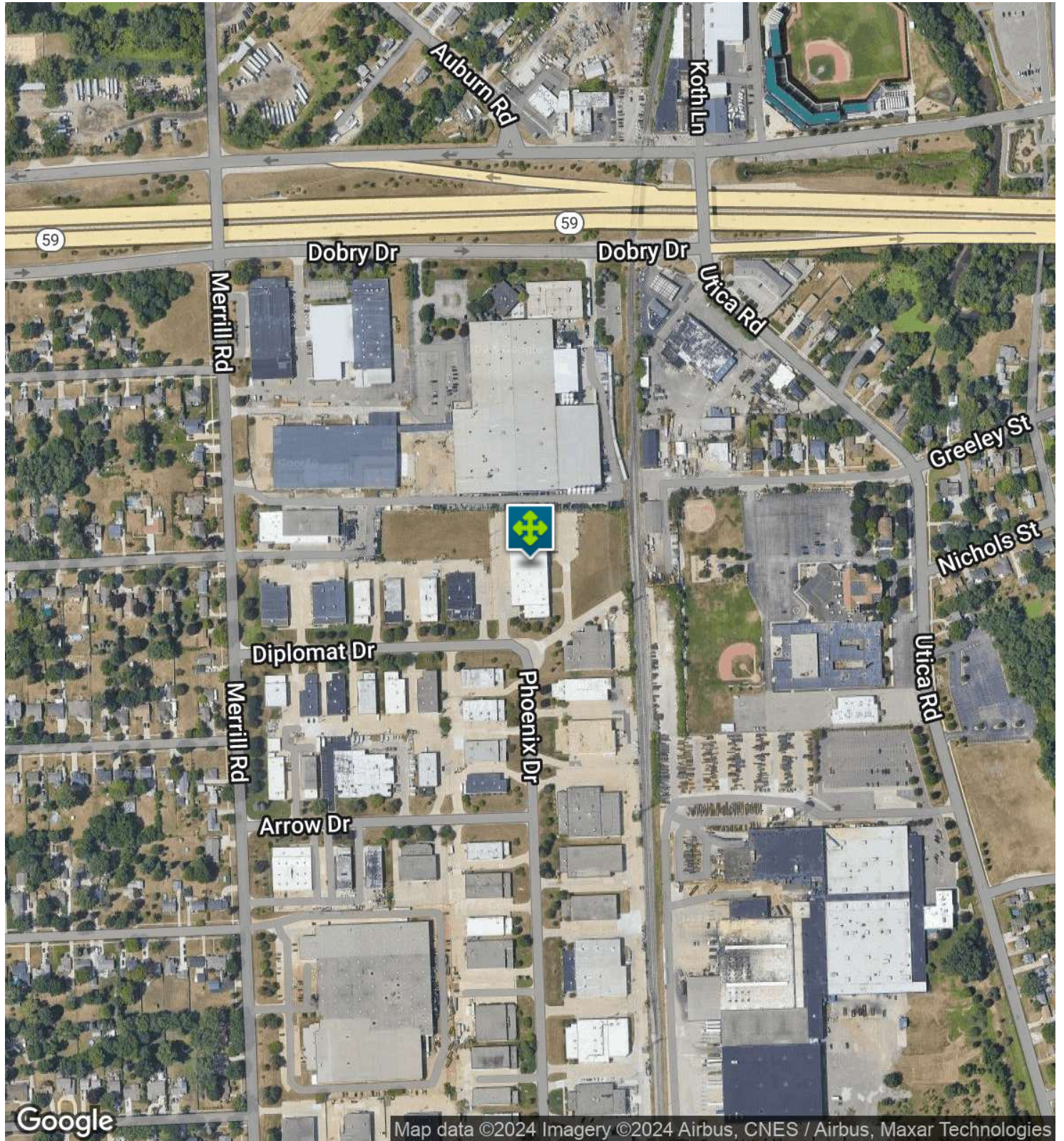
# SITE PLANS

FRONT OFFICES



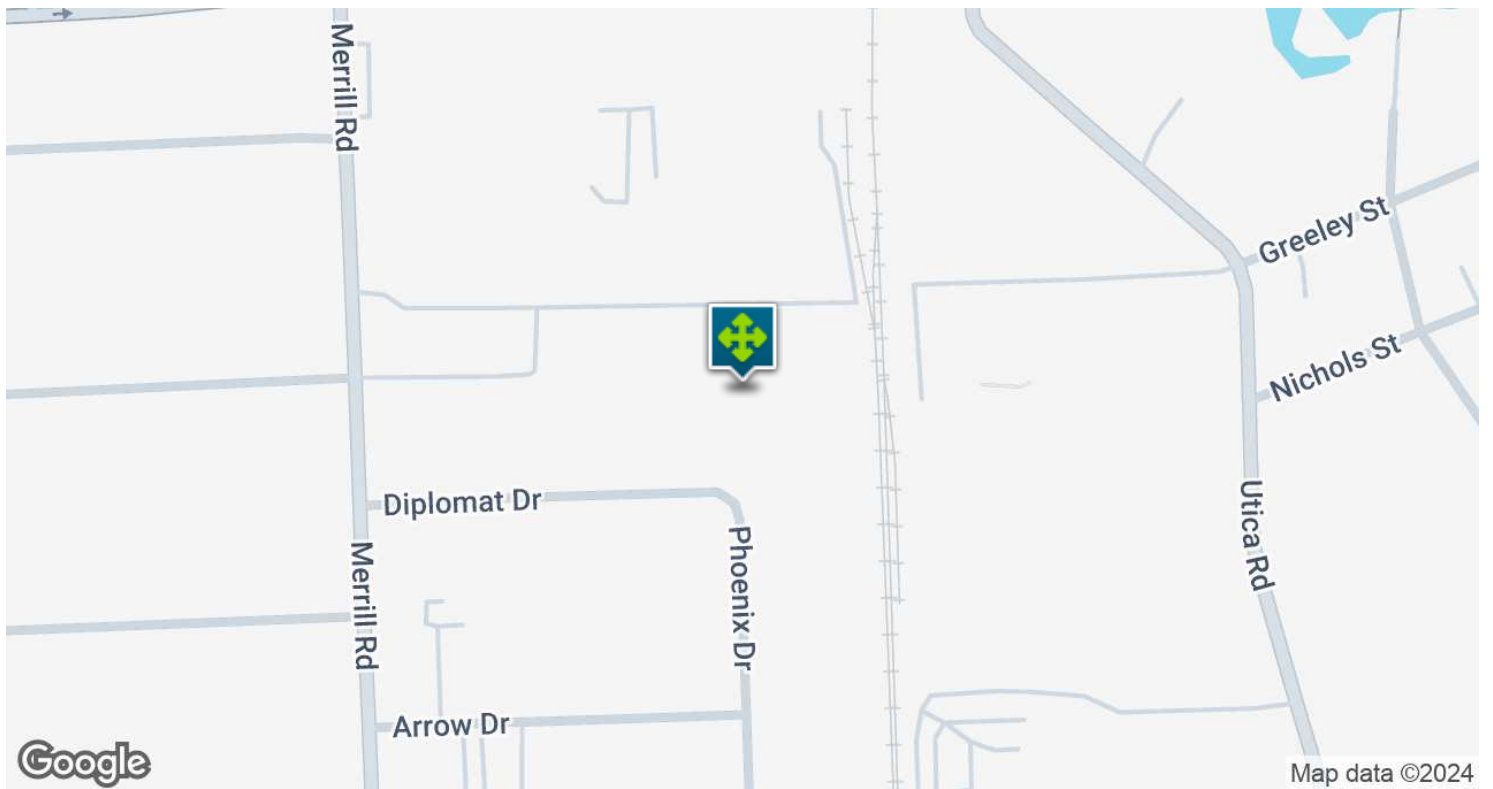
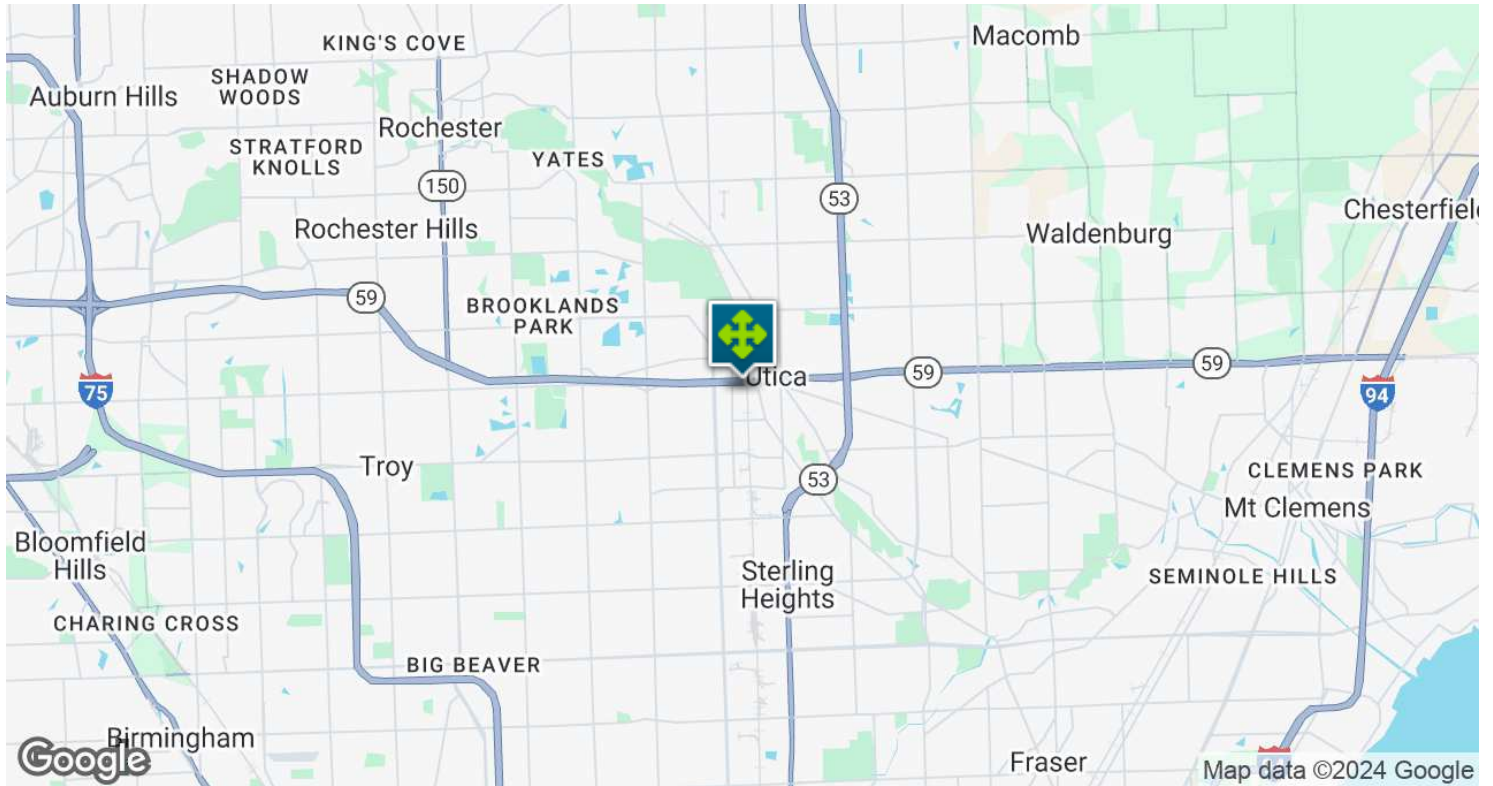
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# AERIAL MAP

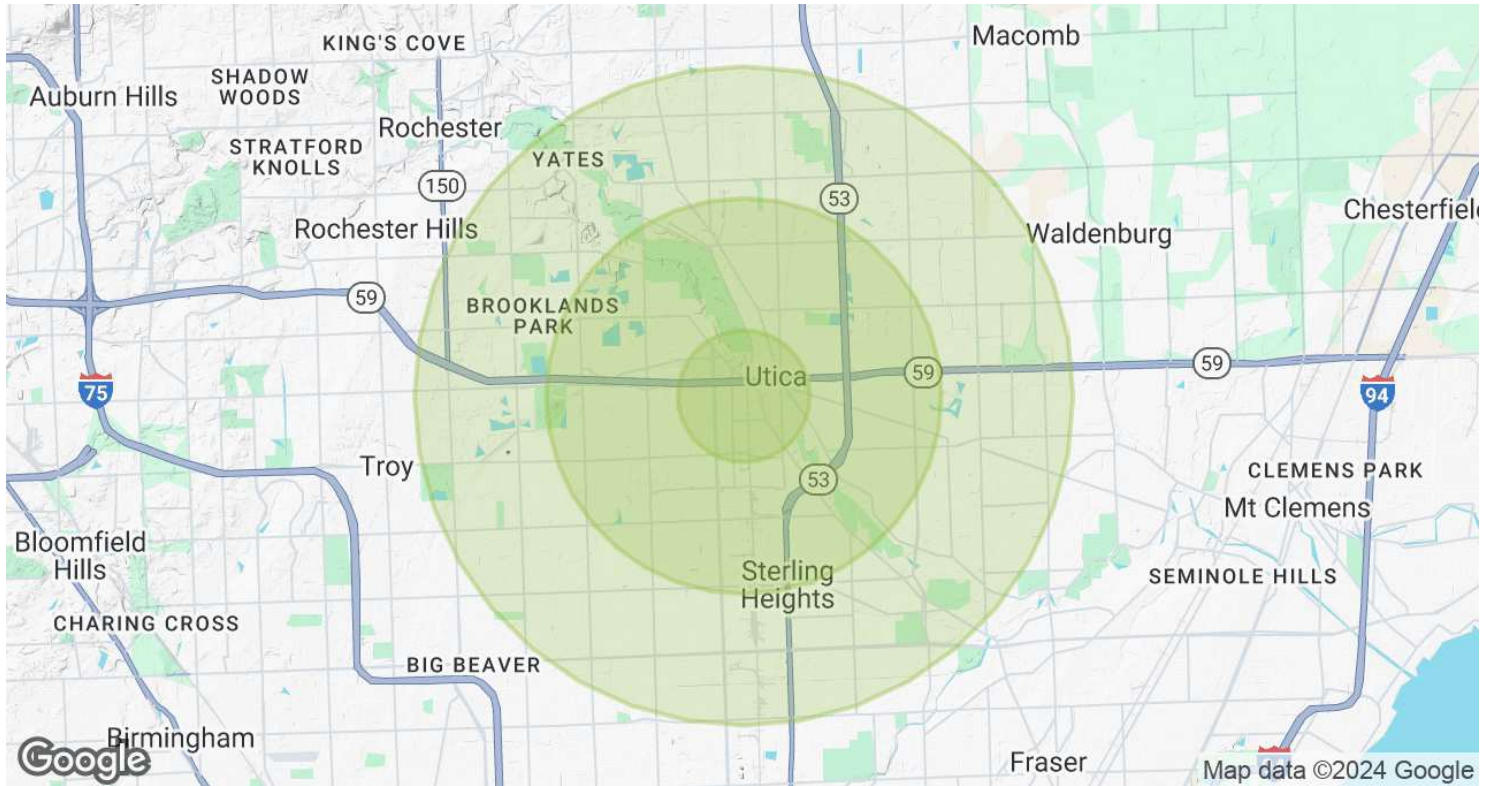


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# LOCATION MAP



# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	8,954	81,849	251,983
<b>Average Age</b>	39	42	43
<b>Average Age (Male)</b>	38	41	41
<b>Average Age (Female)</b>	40	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	4,139	33,410	99,978
<b># of Persons per HH</b>	2.2	2.4	2.5
<b>Average HH Income</b>	\$81,075	\$98,242	\$107,737
<b>Average House Value</b>	\$257,270	\$296,542	\$312,418

Demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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