

INDUSTRIAL PROPERTY // FOR SALE / LEASE

7,600 SF MANUFACTURING BUILDING IN WARREN W/ CRANE & DUAL OVERHEAD DOORS

24808 ROMANO ST
WARREN, MI 48091



- 7,600 Total SF with 1,200 SF office
- 18' Clear Height
- Two (2) - 12' x 14' Overhead Doors
- One (1) Ton Bridge Crane
- 220 Volt/400 AMP Power
- Great location with quick access to I-696



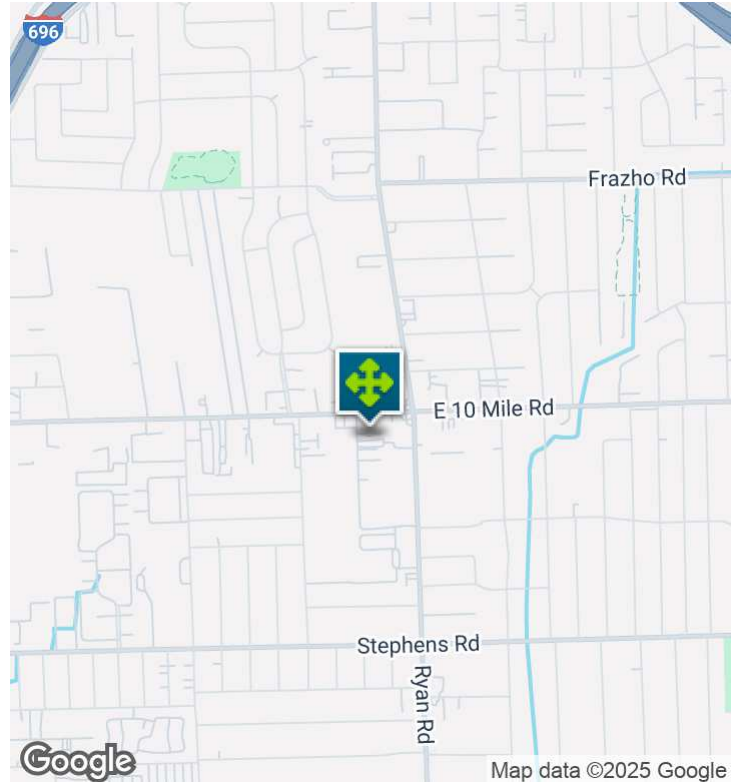
P.A. COMMERCIAL
Corporate & Investment Real Estate

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EXECUTIVE SUMMARY



Sale Price	\$650,000
Lease Rate	\$9.00 SF/YR (GROSS)

OFFERING SUMMARY

Building Size:	7,600 SF
Available SF:	7,600 SF
Lot Size:	0.51 Acres
Price / SF:	\$85.53
Year Built:	1978
Renovated:	2011
Zoning:	Light Industrial
Market:	Detroit

PROPERTY OVERVIEW

Outstanding opportunity to purchase or lease a 7,600 SF manufacturing building with a 1,200 SF office at 10 Mile and Ryan. The building is equipped with two (2) 12' x 14' overhead doors, front and rear; one (1) ton bridge crane over approximately 3,000 SF, 18' clear height, 220 Volt/400 AMP power, floor drains, and two (2) lavatories. The building and parking lot are in well-maintained condition. Gross lease rate includes taxes and insurance. The tenant is responsible for snow and grass.

LOCATION OVERVIEW

Located in a commercial Industrial area with excellent access to I-696. Boasting a strategic location in the heart of the automotive industry, this area offers easy access to major highways and is in close proximity to the Detroit Metropolitan area. Investors and tenants will appreciate the rich manufacturing heritage and advanced infrastructure that supports industrial and manufacturing operations. The nearby points of interest include the GM Technical Center, Chrysler Stamping Plant, and TACOM (Tank-automotive and Armaments Command). With a skilled labor force and access to key resources, the area around 24808 Romano St presents an enticing opportunity for industrial and manufacturing businesses.



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INDUSTRIAL DETAILS

Property Type:	Industrial
Lot Size:	0.51 Acres
Zoning:	Light Industrial
Building Size:	7,600 SF
Space Available:	7,600 SF
Shop SF:	6,400 SF
Office SF:	1,200 SF
Mezzanine SF:	600 SF
Occupancy:	Immediate
Zoning:	Light Industrial
Lot Size:	0.51 Acres
Parking Spaces:	25
Fenced Yard:	No
Year Built / Renovated:	1978 / 2011
Construction Type:	Brock & Block
Clear Height:	16'
Overhead Doors:	Two (2) 12' x 14'
Truckwells/Docks:	None
Cranes:	1-Ton Bridge Crane
Under Hook:	13'
Power:	220 Volt 400 AMP
Buss Duct:	None
Air Conditioning:	Office
Heat Type:	Radiant - Shop
Lighting:	Fluorescent
Sprinklers:	No
Floor Drains:	No
Taxes:	\$9,578.78



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ADDITIONAL PHOTOS



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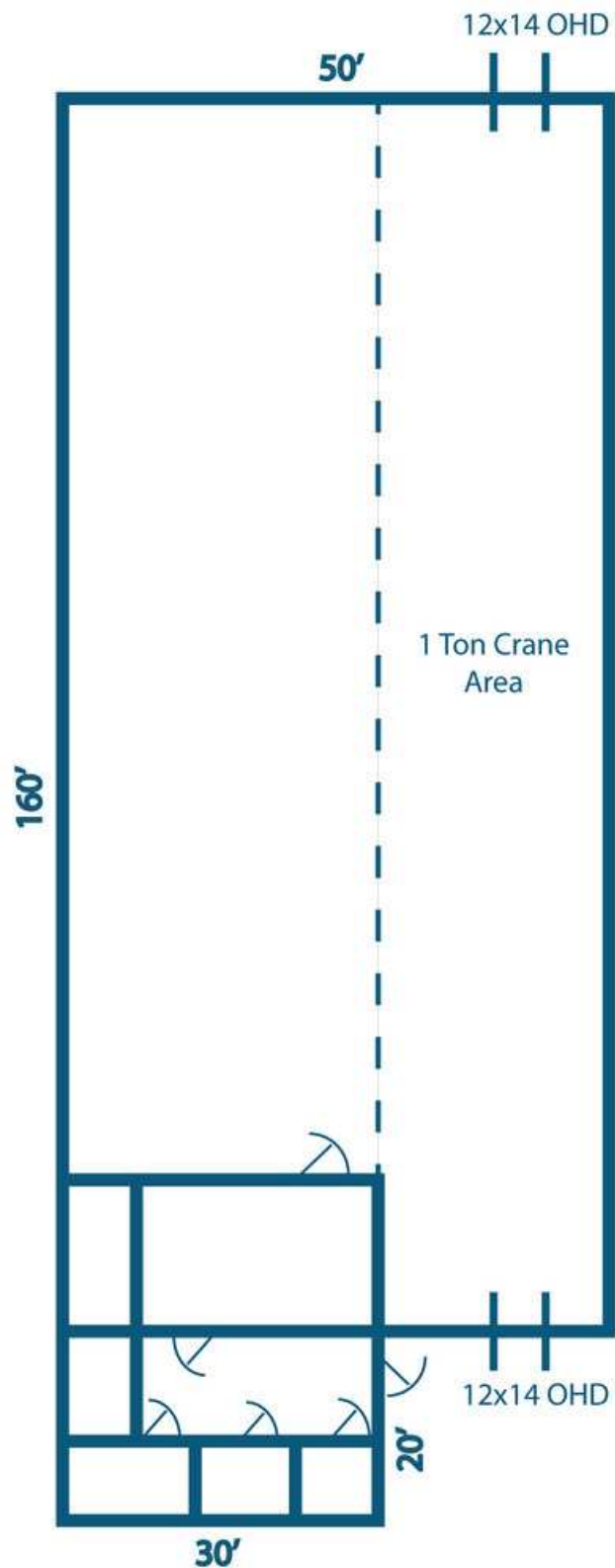
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FLOOR PLANS



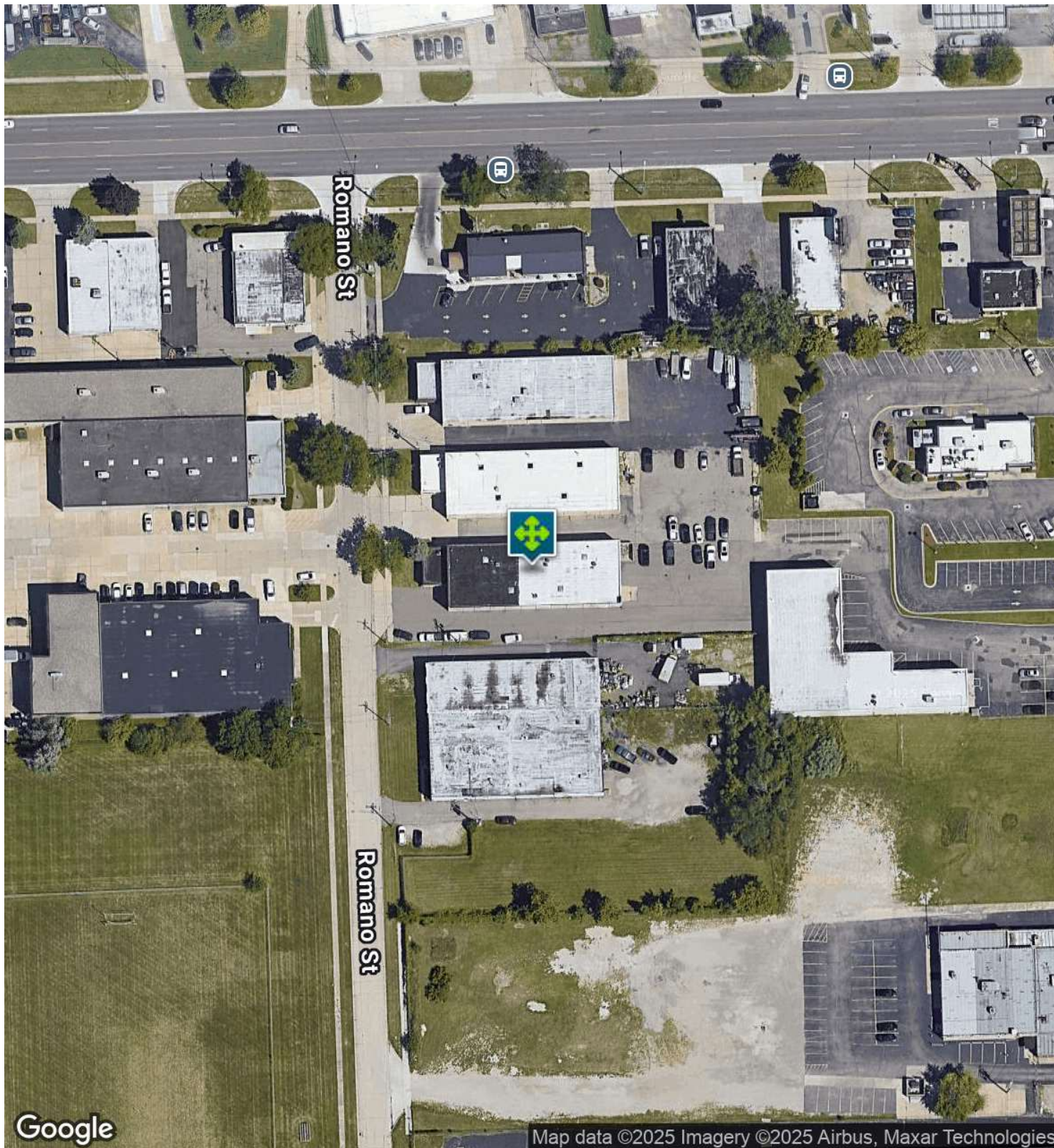
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AERIAL MAP



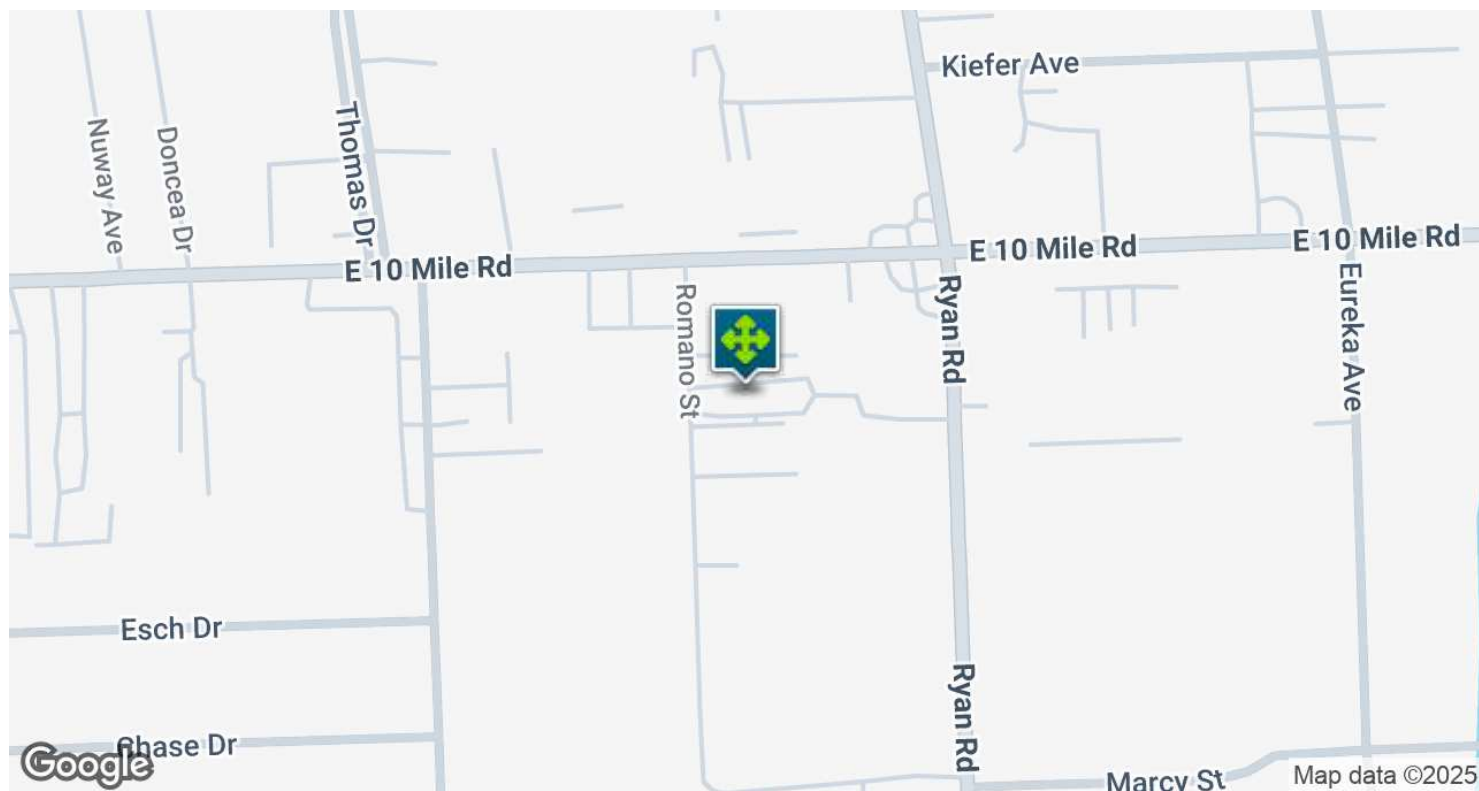
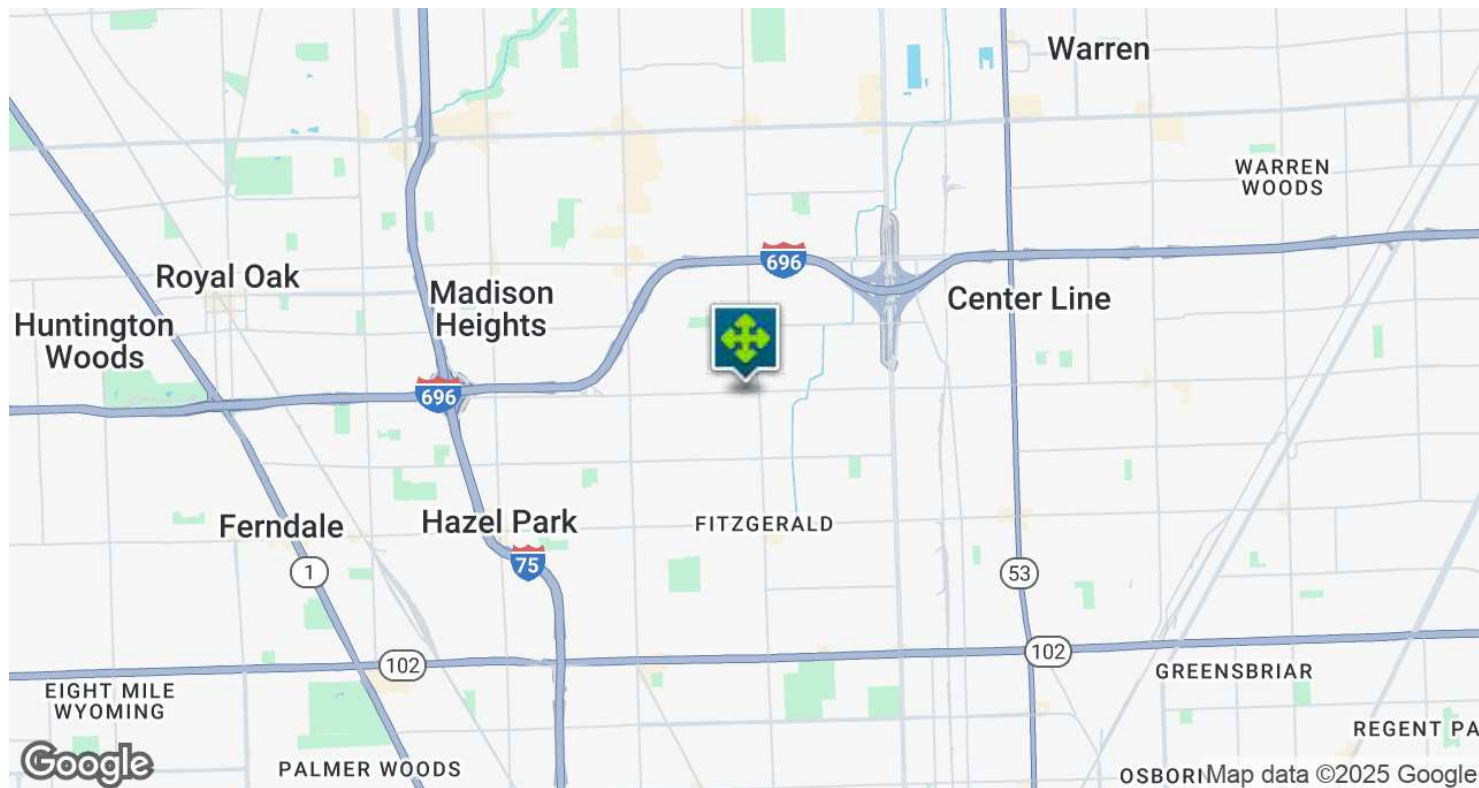
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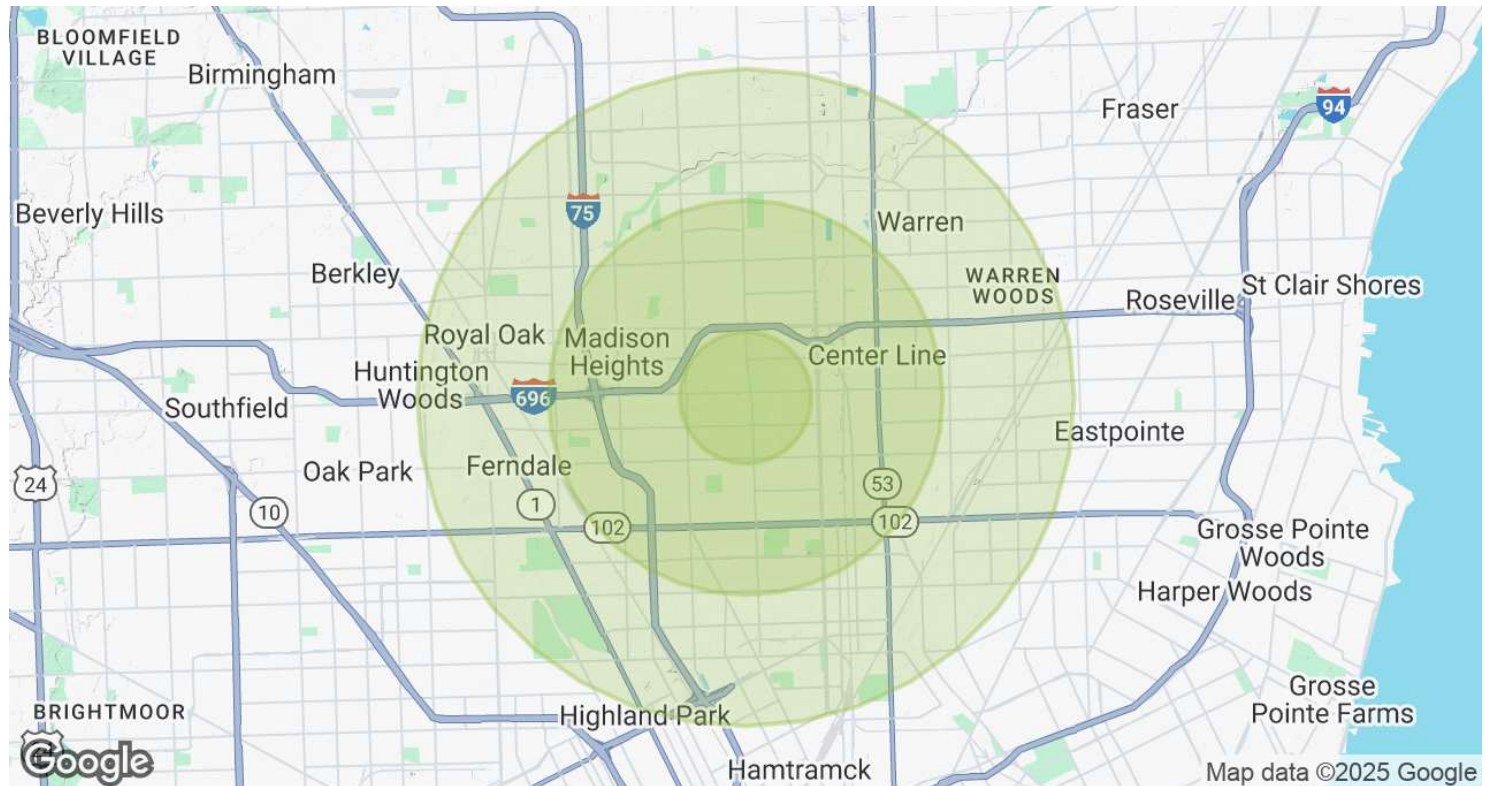
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,102	127,780	344,203
Average Age	42.4	37.5	37.1
Average Age (Male)	41.3	35.8	35.6
Average Age (Female)	43.1	38.9	38.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,034	50,573	134,868
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$49,087	\$47,699	\$49,549
Average House Value	\$123,469	\$112,770	\$125,062

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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