

**FOR SALE**

**.49-ACRE SITE**

**6400 EPWORTH ST, DETROIT, MI 48210**



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## .49-ACRE SITE PROPERTY HIGHLIGHTS

- .49-acre site
- Located within a mile of I-94 for convenient access
- Zoned M-2 (Restricted Industrial)
- Ideal for outdoor storage, auto repair and manufacturing

Sale Price	<b>\$50,000</b>
Acres	<b>.49</b>
Property Type	<b>Land</b>
Water	<b>Yes</b>
Gas to Site	<b>Yes</b>
Sewer	<b>Yes</b>
Electric to Site	<b>Yes</b>

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## DETROIT, MI

Detroit, Michigan has rapidly reestablished itself as a powerful logistics and manufacturing hub in the Midwest. With direct access to major interstate highways, rail lines, and international border crossings—including the busiest commercial land border in North America—Detroit offers exceptional connectivity for supply chain efficiency. The city's industrial corridors are supported by a robust infrastructure and proximity to automotive OEMs, tier suppliers, and a growing base of advanced manufacturing, EV production, and tech-focused industries. This concentration of innovation and distribution activity continues to attract national attention from companies looking to expand operations or streamline delivery across the U.S. and Canada.

Additionally, the local workforce remains one of Detroit's greatest assets, with deep experience in manufacturing and logistics, alongside a surge in younger, technically skilled labor. Recent revitalization efforts have driven significant public and private investment into surrounding neighborhoods, improving overall business confidence and demand for well-located industrial space. As vacancy rates trend downward and rental rates steadily increase, opportunities within Detroit's core and suburban industrial markets present strong long-term potential for those positioned to meet evolving tenant demands.

### DETROIT, MI

EST POPULATION (2024)

±645,705

HOUSEHOLDS (2023)

±255,857

# CREATING **VALUE** BEYOND **REAL** **ESTATE**



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