



5.79 ACRE INDUSTRIAL REDEVELOPMENT SITE

8611 GRINNELL DETROIT, MI 48213

For more information, please contact:
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EXECUTIVE SUMMARY

INVESTMENT SUMMARY

- List Price: Contact Broker
- Taxes: \$7,954.86 Summer \$939.63 Winter
- Parcel ID: 17002205.
- Frontage: 447'
- Acreage: 5.79 Acres
- Zoning: M2
- Sq.ft: 104,500 sq.ft Proposed

Demographics	1 Mile	3 Mile	5 Mile
Population	4,579	108,060	337,660
Households	1,687	37,416	136,688
Avg. HH Income	\$44,905	\$50,313	\$62,535

INVESTMENT HIGHLIGHTS

- 5.79 Acres of Industrial Land - Ideal for truck parking, equipment storage, or industrial redevelopment.
- M-2 Industrial Zoning - Allows for a wide range of by-right industrial uses, including logistics, warehousing, and manufacturing.
- Site Concept Plan for ±104,500 SF Warehouse - Preliminary plans in place for future vertical development—save time and cost on planning.
- Fully Gated & Secured - Perimeter fencing in place with controlled access, suitable for high-security operations.
- Solid Concrete Ground - Durable surface capable of supporting heavy equipment and vehicle traffic.
- Strategic East Side Location - Adjacent to Detroit City Airport and within 1 mile of major industrial employers such as Lear and Flex-N-Gate.
- Brownfield Eligible Site with Due Diligence Complete - Includes Phase I, Phase II, BEA, and Due Care Plan—reducing development risk and cost.
- High Demand Industrial Corridor - Located in a supply-constrained market with increasing demand for truck terminals, trailer storage, and last-mile logistics.



Google Map Link - <https://shorturl.at/6retW>

Street View Link - <https://shorturl.at/jqmuP>



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DESCRIPTION

Prime Industrial Space Near Detroit City Airport

Prime industrial development opportunity on Detroit's east side. This 5.79-acre M-2 zoned lot is ideally situated adjacent to Detroit City Airport, offering immediate usability for truck parking, industrial storage, or active operations. The property is fully gated and secured with a solid concrete ground, providing a ready-to-use surface for heavy equipment and vehicle storage. A site concept plan for a ±104,500 SF warehouse has already been prepared, giving developers and investors a head start toward vertical buildout or future expansion. Located in the heart of Detroit's active industrial corridor, the property sits within 1 mile of major employers including, FCA Transport, Detroit Chassis, Lear, Flex-N-Gate, and other major eastside manufacturers.

❖ Key Proximities:

- 1.2 miles to I-94 (East & West)
- 2.4 miles to GM Factory
- 3.4 miles to I-75 North
- 4.3 miles to Chrysler Jefferson North Assembly
- 5 miles to Chrysler Warren Truck Assembly
- 6 miles to I-96 (East & West)
- 9.4 miles to Canada via Ambassador Bridge

This property offers both strategic location and infrastructure to support industrial users, developers, or investors looking to secure a large, high-utility site in one of Detroit's most connected industrial zones.

Ideal for: Heavy Equipment Parking, Semi-Trucks, Truck Driving School, Contractor Yard, Commercial Vehicles, Chassis, Containers, Dumpster Storage, Boulders, Rock Salt, Soil, Sand etc.



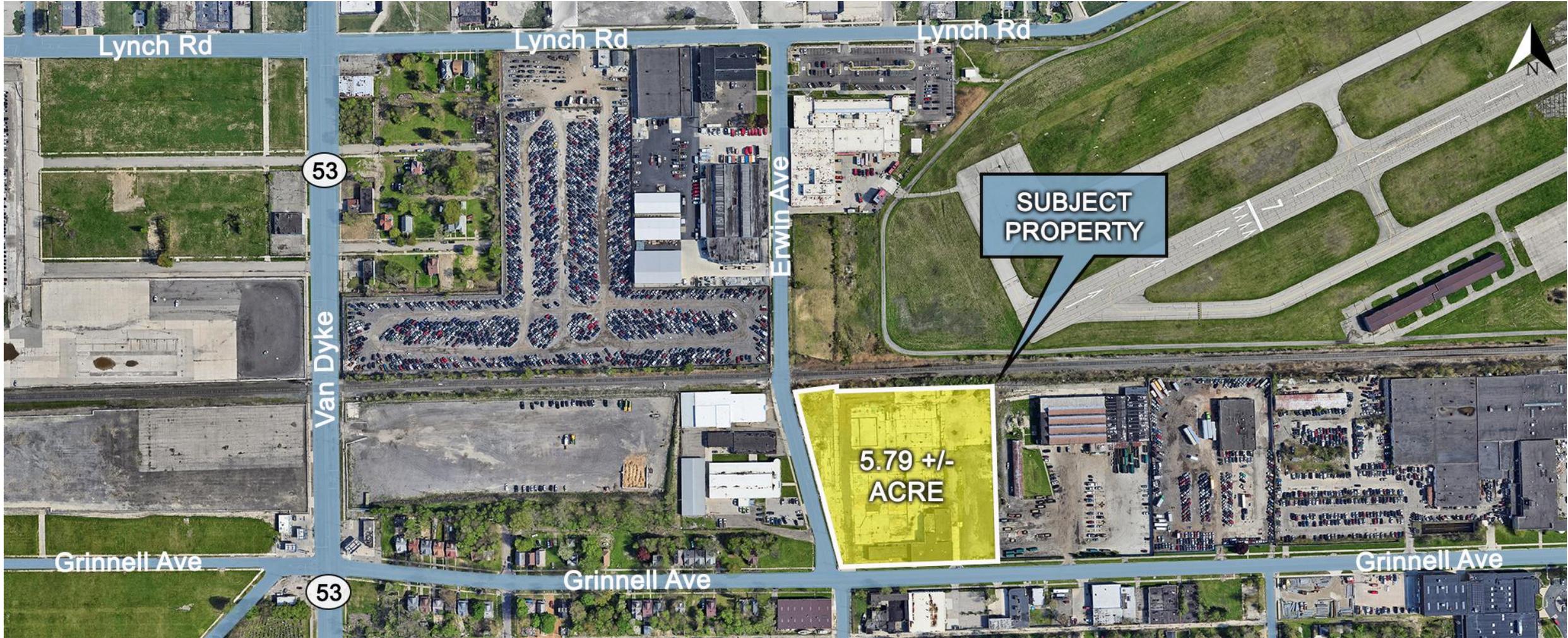
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AERIAL MAP



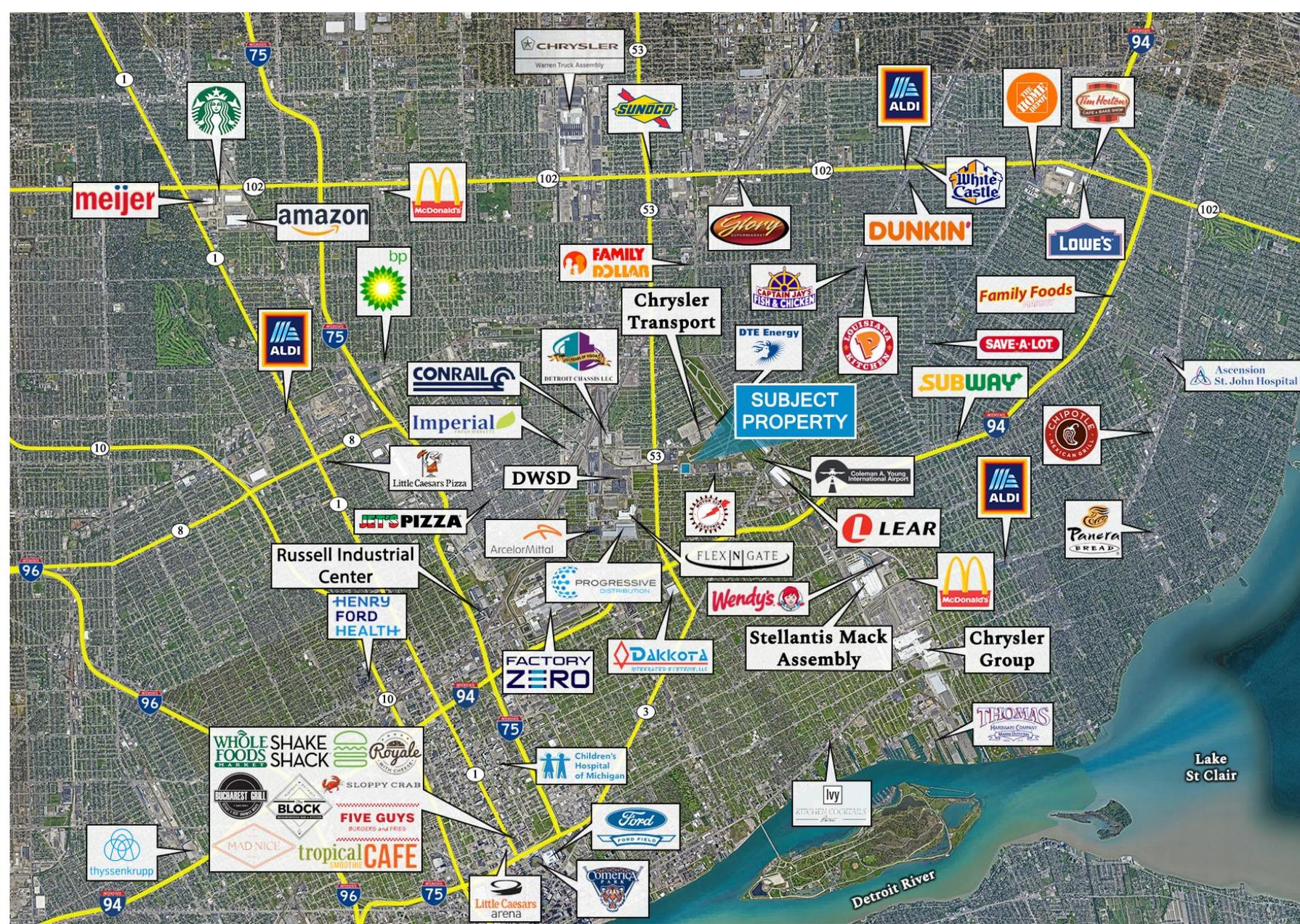
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MACRO AERIAL



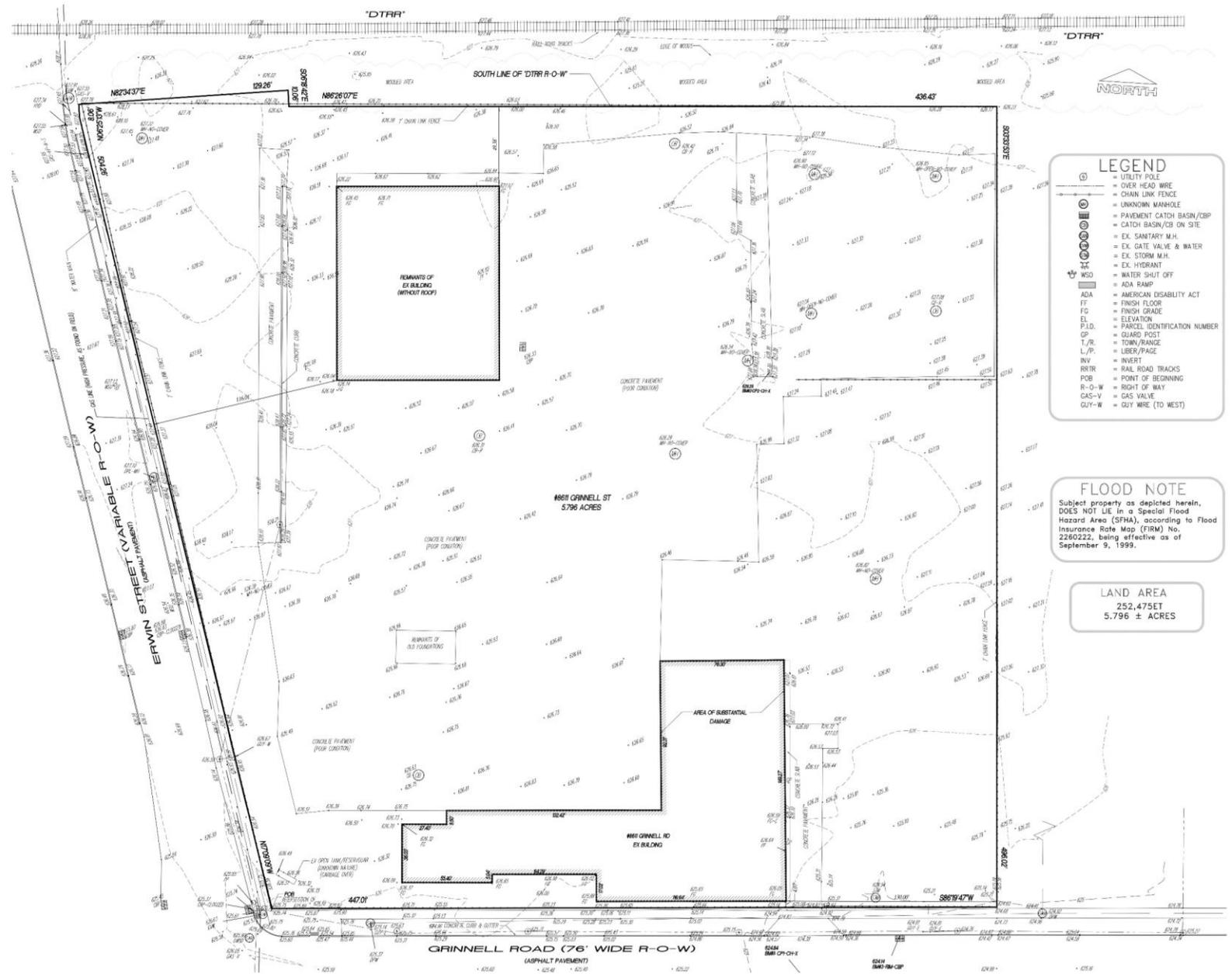
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SURVEY



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PROPERTY PHOTOS



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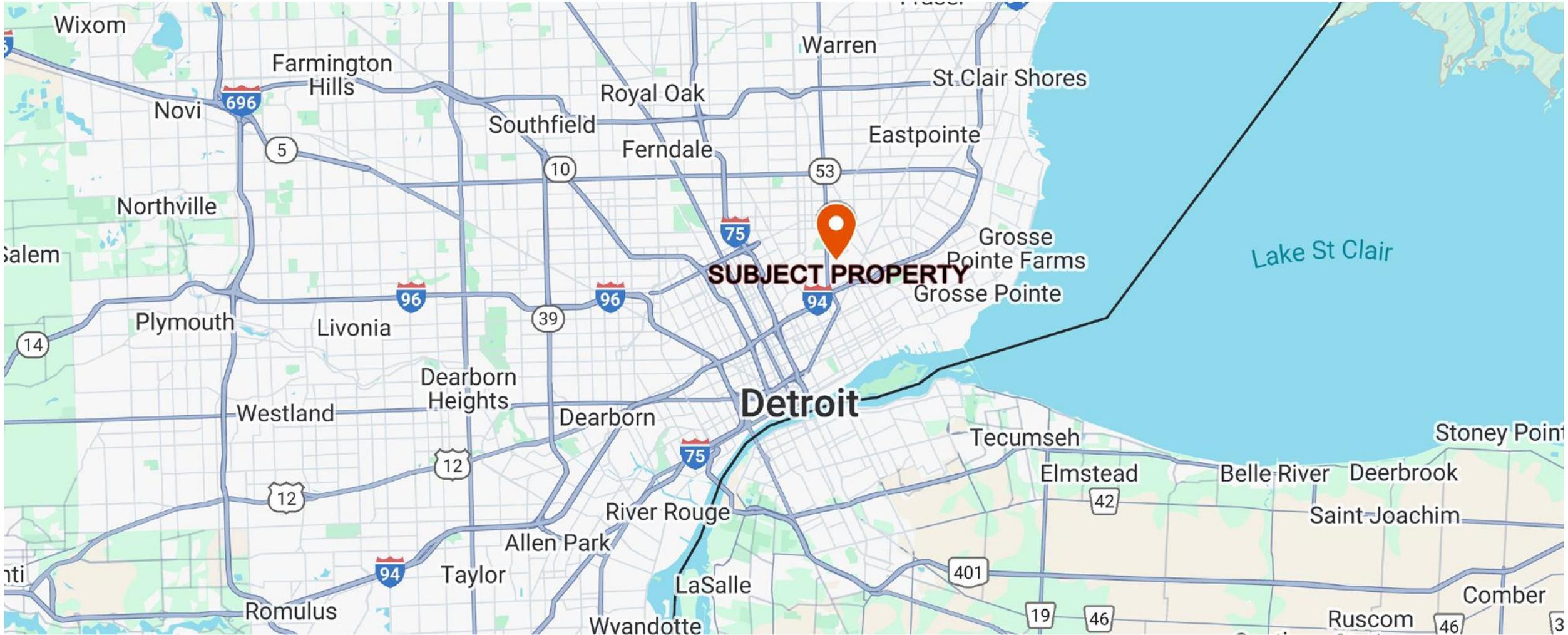
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REGIONAL OVERVIEW



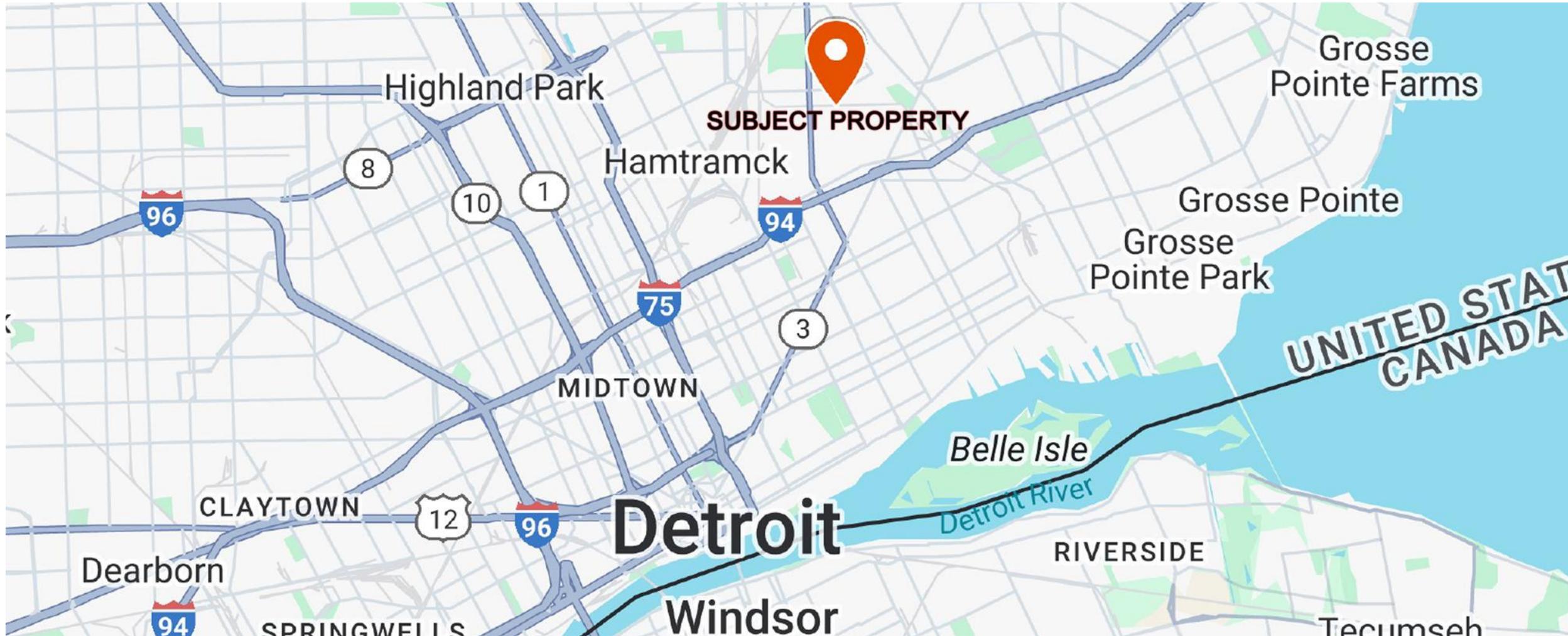
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LOCAL OVERVIEW



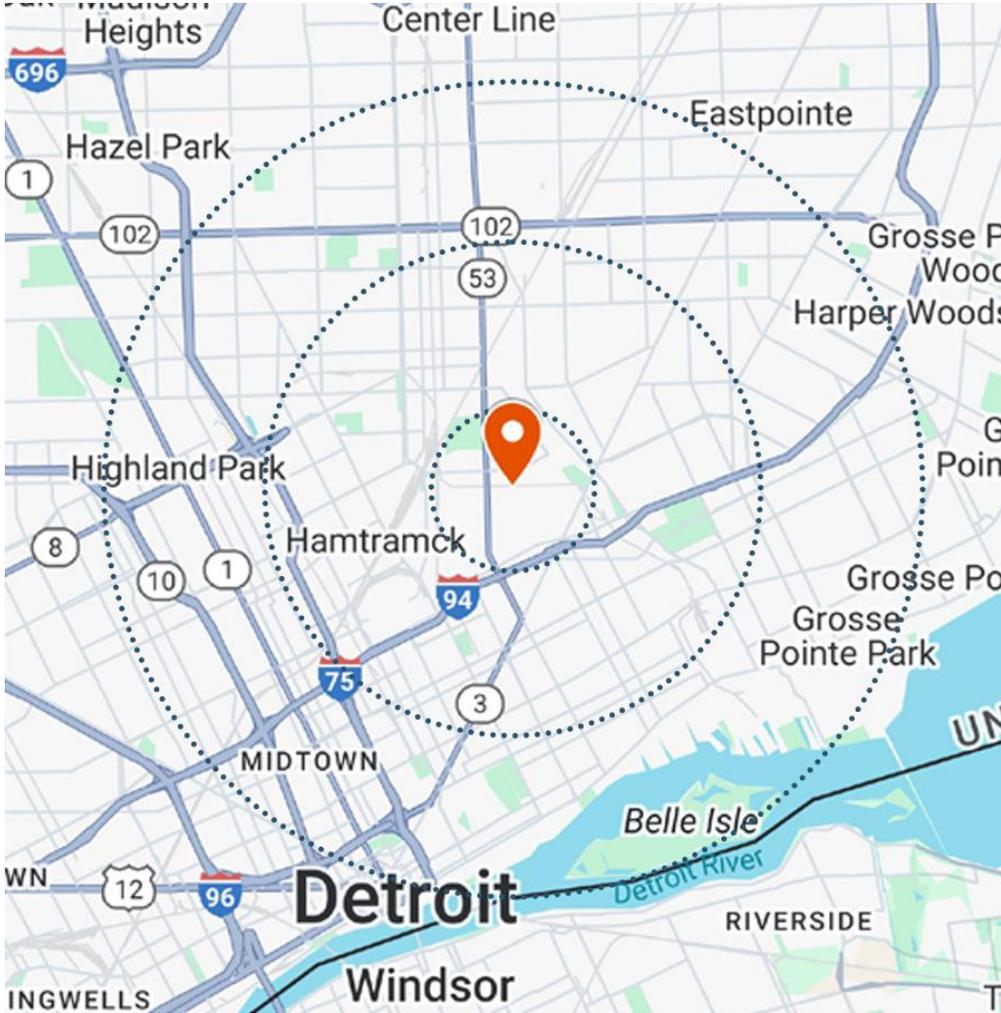
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DEMOGRAPHICS



CURRENT YEAR SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Population	4,579	108,060	337,660
Total Households	1,687	37,416	136,688
Total Family Households	968	22,823	70,993
Average Household Size	2.62	2.84	2.41
Median Age	40.1	34.2	35.3
Population Age 25+	3,196	68,358	224,209
2010 - 2021 Population: Annual Growth Rate (CAGR)	-3.67%	-1.74%	-0.94%
2022 - 2023 Population: Annual Growth Rate (CAGR)	0.15%	-0.32%	-0.24%
5 YEAR PROJECTED TRENDS: ANNUAL RATE			
Population	-0.50%	-0.31%	-0.24%
Households	-0.18%	0.04%	0.17%
Families	-0.37%	-0.15%	-0.11%
Median Household Income	1.99%	2.37%	3.09%
CURRENT YEAR POPULATION BY SEX			
Male Population / % Male	2,346 / 51.2%	54,508 / 50.4%	166,220 / 49.2%
Female Population / % Female	2,233 / 48.8%	53,552 / 49.6%	171,440 / 50.8%
INCOME & HOUSEHOLDS SUMMARY			
2020 Median Household Income	\$33,346	\$35,055	\$40,064
Average Household Income	\$44,905	\$50,313	\$62,535
Per Capita Income	\$16,707	\$17,480	\$25,448
SUMMARY BUSINESS DATA			
Total Businesses	186	2,386	9,663
Total Daytime Population	6,024	103,656	379,191
Daytime Population: Workers	2,949	30,021	171,383
Daytime Population: Residents	3,075	73,635	207,808



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