

BUILD-TO-SUIT INDUSTRIAL FOR SALE/LEASE

23,800 - 25,350 SF Build-to-Suit Opportunity, Zoned M-1

LOT 1 & 5, MORELLI DRIVE
CHESTERFIELD, MI 48051



Industrial built-to-suit opportunity

Two lots available

Build up to 25,350 & 23,800 SF

Experienced industrial developer

To-suit amenities



P.A. COMMERCIAL
Corporate & Investment Real Estate



OFFERING SUMMARY

Available SF:	23,800 - 25,350 SF
Sale Price:	Contact Broker
Building Size:	25,350 SF
Lease Rate:	Negotiable
Zoning:	Light Industrial
Lot Size:	1.77 - 2.24 Acres
Market:	Detroit
Submarket:	Groesbeck North
Traffic Count:	5,049

PROPERTY OVERVIEW

Excellent build-to-suit opportunity! Only two lots remain in the Morelli Industrial Subdivision in Chesterfield Township. Lot 1 will accommodate up to 25,350 SF, and lot 5 will accommodate up to 23,800 SF. Build-to-suit amenities include 480-volt power, high ceilings, overhead doors, truckwells, fire suppressant, office layout/design, restrooms, Q/C rooms, and more. The builder is well-known and very experienced in developing industrial buildings. All city utilities are available at each lot.

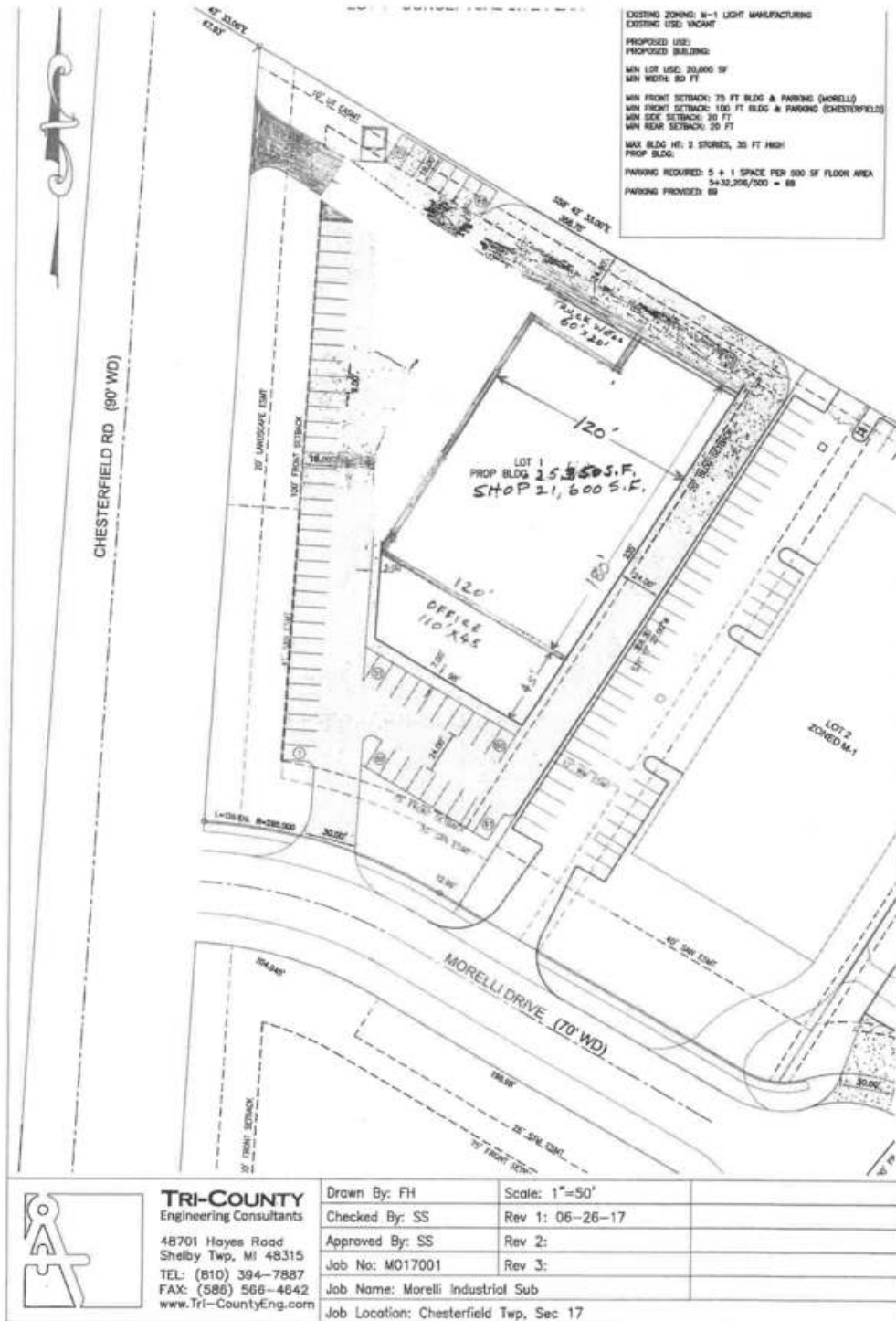
LOCATION OVERVIEW

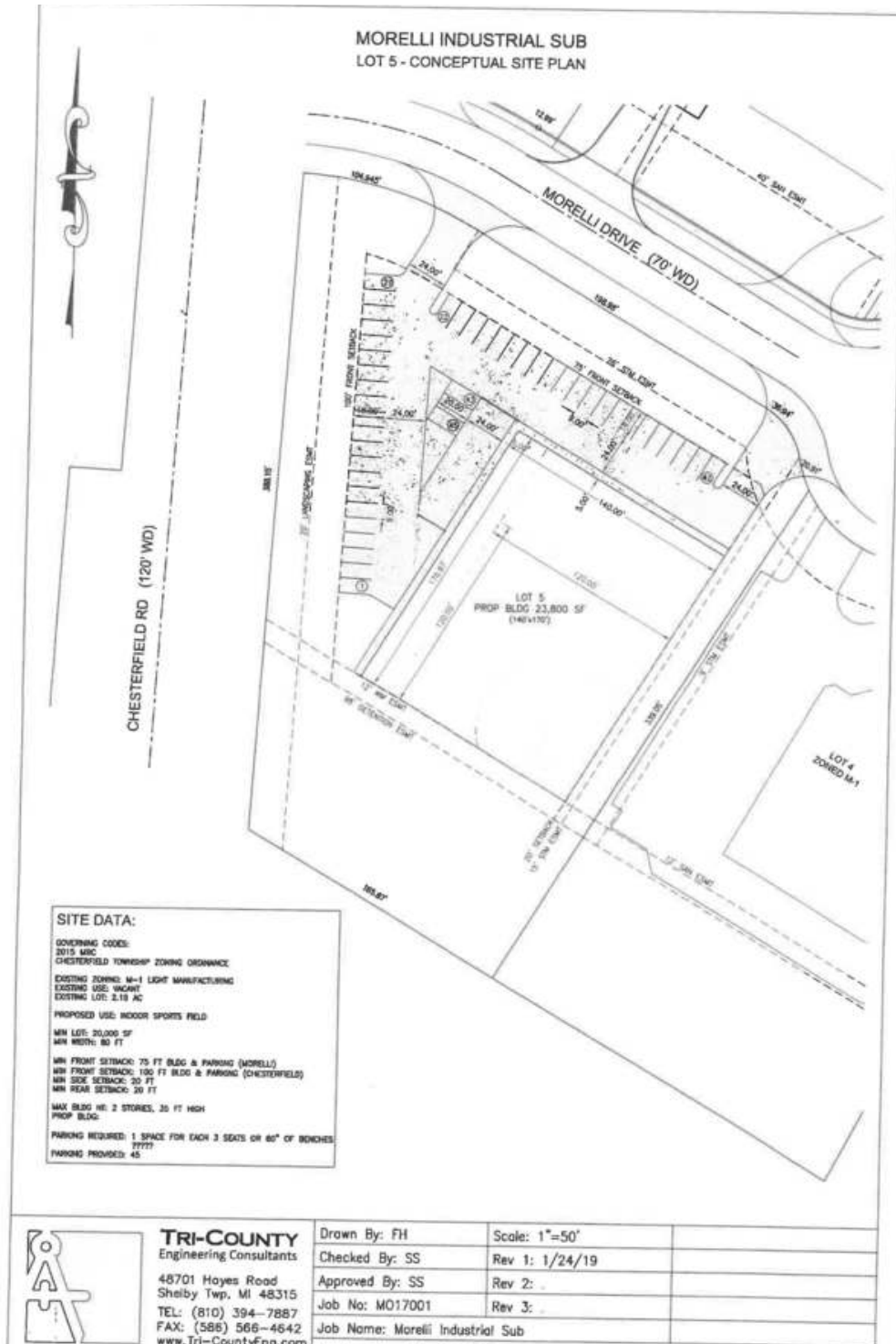
This industrial subdivision is located on the right side of Chesterfield Rd, just north of 23 Mile Rd. Great location in Chesterfield close to major big-box retailers including Meijer, Target, Home Depot, Chesterfield Crossing Shopping Center, and several restaurants.

PROPERTY HIGHLIGHTS

- Industrial built-to-suit opportunity
- Two lots available
- Build up to 25,350 & 23,800 SF
- Experienced industrial developer
- To-suit amenities

PROPERTY TYPE:	Industrial
LEASE RATE:	Negotiable
AVAILABLE SPACE:	25,350 SF
SHOP SF:	21,600 SF
OFFICE SF:	3,750 SF
MEZZANINE:	Possible
CONSTRUCTION TYPE:	Brick/Block
ZONING:	Light Industrial
LOT SIZE:	2.24 AC
CLEAR HIEGHTS:	Build to Suit
TRUCKWELLS:	To Suit
GRADE LEVEL DOORS:	To Suit
TRUCKWELLS:	To Suit
SPRINKLERS:	Yes
POWER:	480 Volt
HEAT TYPE:	Tube Radiant
AIR CONDITIONED:	To Suit
LIGHTING:	LED
PARKING SPACES:	61
FENED YARD:	Possible
TAXES:	TBD

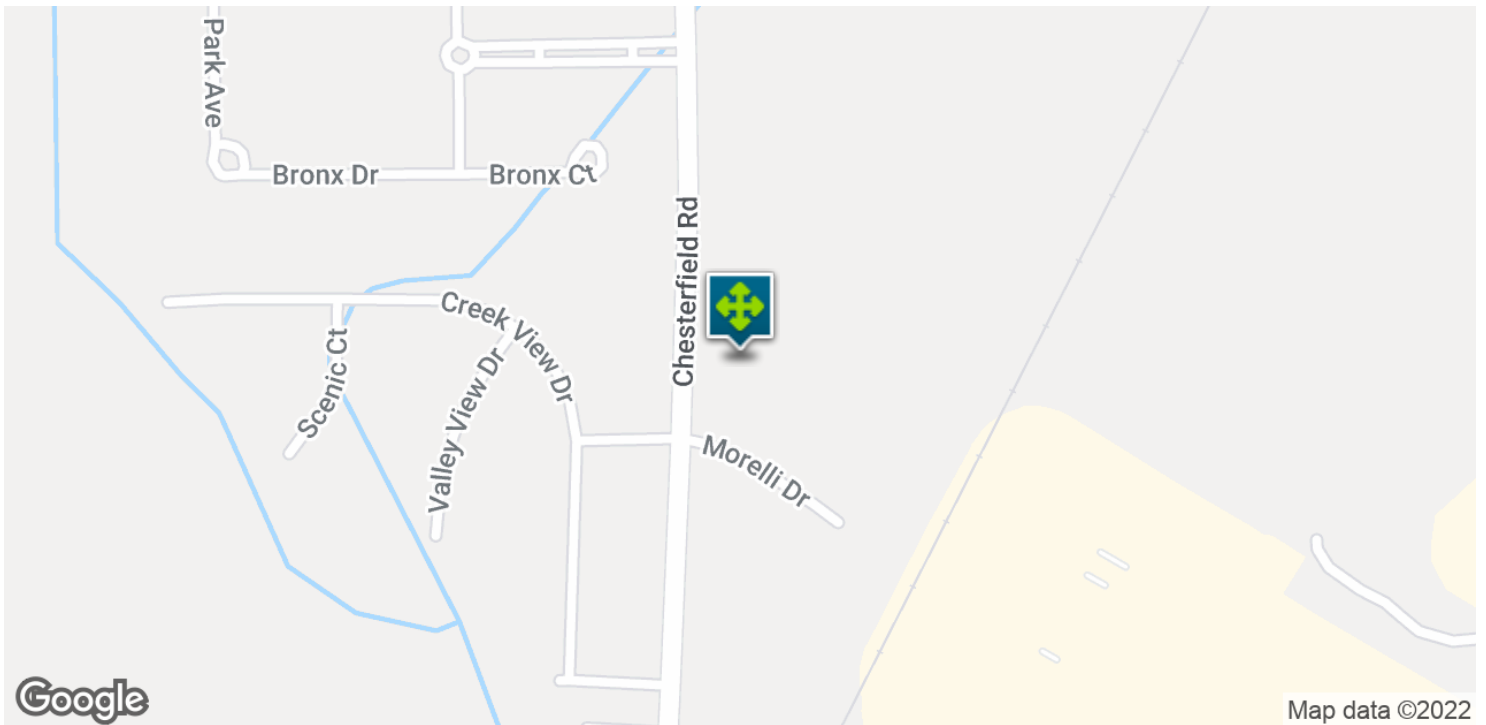


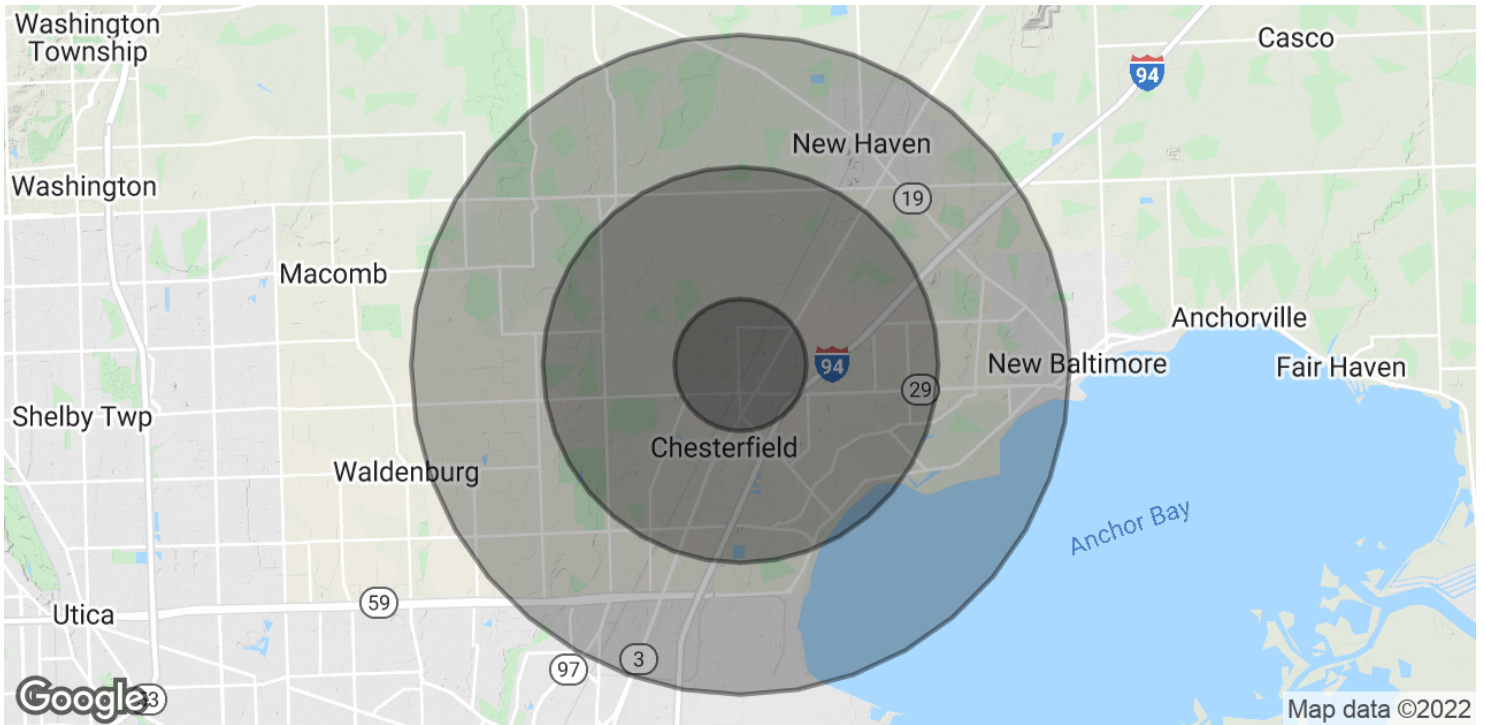












POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,478	33,941	73,048
Average Age	34.0	36.6	37.4
Average Age (Male)	32.1	35.8	36.8
Average Age (Female)	35.5	37.5	38.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,969	12,513	26,642
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$67,530	\$75,172	\$74,942
Average House Value	\$138,974	\$180,657	\$186,318

* Demographic data derived from 2010 US Census