

INDUSTRIAL PROPERTY // FOR LEASE

10,800 SF CLEAN & WELL-MAINTAINED WAREHOUSE/MANUFACTURING BUILDING

40900 PRODUCTION DR

HARRISON TOWNSHIP, MI 48045



- Very clean and well-maintained 9,600 SF shop w/ 1,200 SF office
- Full AC throughout the building
- Fenced outside storage for added security
- Shop offices, lav, and mezzanine storage
- 1,000 amp power with buss duct and LED lighting
- 5T bridge crane, 4 overhead doors, 20' clear
- Conveniently located at N River Road & I-94
- Convenient drive-thru from Production Dr to Irwin Dr



P.A. COMMERCIAL
Corporate & Investment Real Estate

26555 Evergreen Road, Suite 1500
Southfield, MI 48076
248.358.0100
pacommercial.com

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EXECUTIVE SUMMARY



Lease Rate	\$8.00 SF/YR (NNN)
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OFFERING SUMMARY	
Building Size:	10,800 SF
Available SF:	10,800 SF
Lot Size:	37,094 SF
Year Built:	1967
Zoning:	IND
Market:	Detroit
Submarket:	Groesbeck North
Traffic Count:	96,729

PROPERTY OVERVIEW

This pristine property boasts a 9,600 SF shop accompanied by a 1,200 SF office, providing a seamless blend of work and administrative space. With full AC and fenced outside storage for added security, the property ensures a comfortable and secure working environment. Its 1,000 amp power with buss duct enables efficient operations, complemented by a 5T bridge crane and 4 overhead doors for versatile use. Embrace the impressive 20' clear height, combined with a convenient drive-thru from Production Dr. to Irwin Dr., making everyday operations effortlessly convenient.

LOCATION OVERVIEW

Located in a long-established industrial subdivision adjacent to I-94 expressway at the North River Rd exit.

PROPERTY HIGHLIGHTS

- Very clean and well maintained 9,600 SF shop w/ 1,200 SF office
- Full AC throughout the building
- Fenced outside storage for added security
- 1,000 amp power with buss duct and LED lighting
- 5T bridge crane, 4 overhead doors, 20' clear

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INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	10,800 SF
Space Available:	10,800 SF
Shop SF:	9,600 SF
Office SF:	1,200 SF
Mezzanine SF:	684 SF
Occupancy:	Immediate
Zoning:	IND
Lot Size:	37,094 SF
Parking Spaces:	20
Fenced Yard:	Yes
Trailer Parking:	Yes
Year Built / Renovated:	1967
Construction Type:	Masonry
Clear Height:	20'
Overhead Doors:	Four (4)
Truckwells/Docks:	No
Cranes:	One (1) 5-Ton Bridge
Underhook:	15'
Column Spacing:	40'
Power:	1,000 Amp
Buss Duct:	Yes
Central HVAC"	Yes
Air Conditioning:	Yes, 100% AC
Heat Type:	GFA
Lighting:	LED
Sprinklers:	No
Floor Drains:	No
Taxes:	\$14,867 (\$1.38 p/sf)



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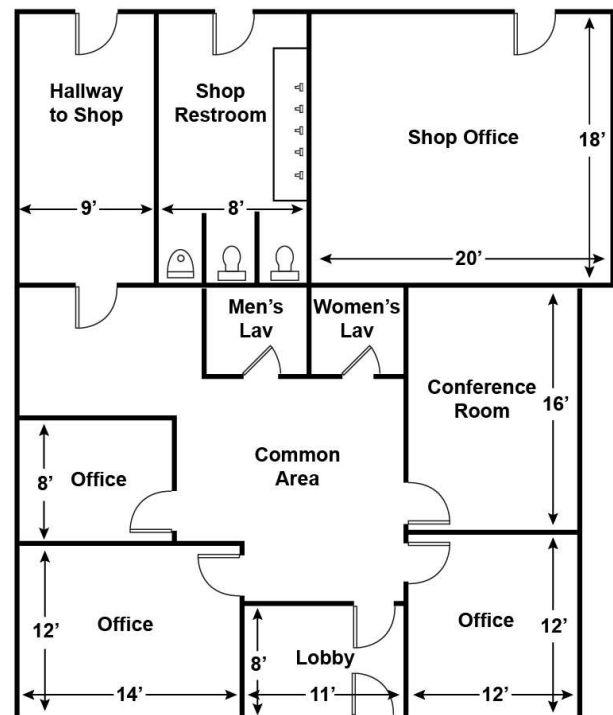
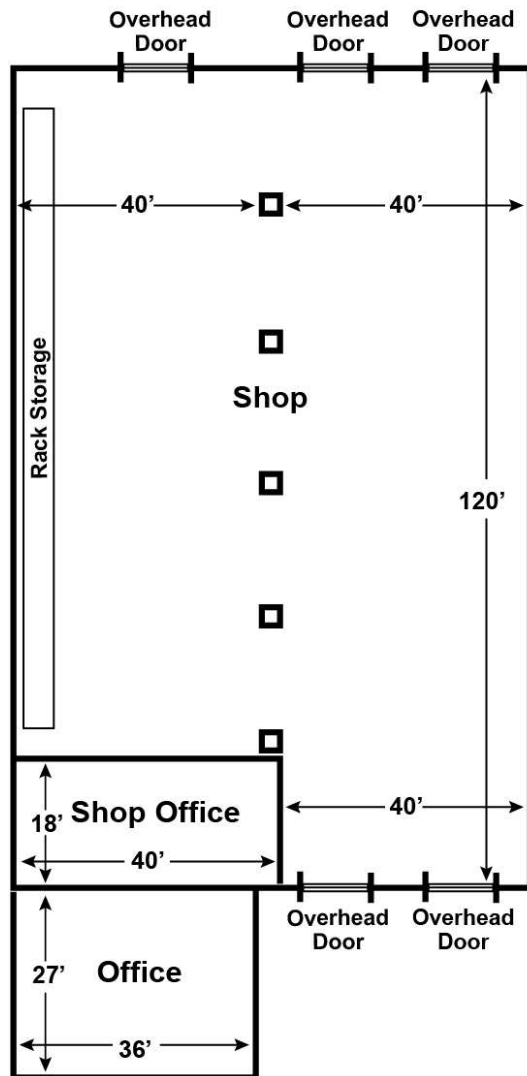
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FLOOR PLANS

(Not to Scale)

(Not to Scale)



Overall Building Sketch

Office Floor Plan



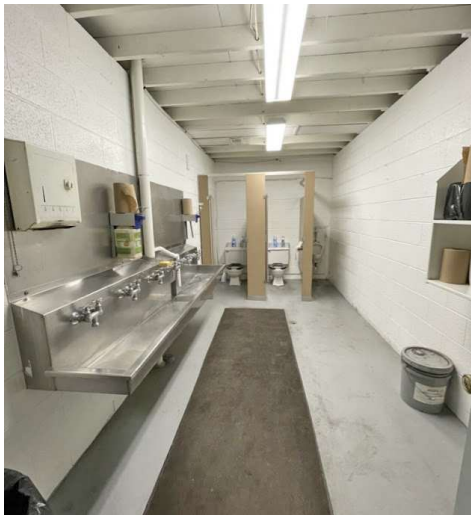
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ADDITIONAL PHOTOS



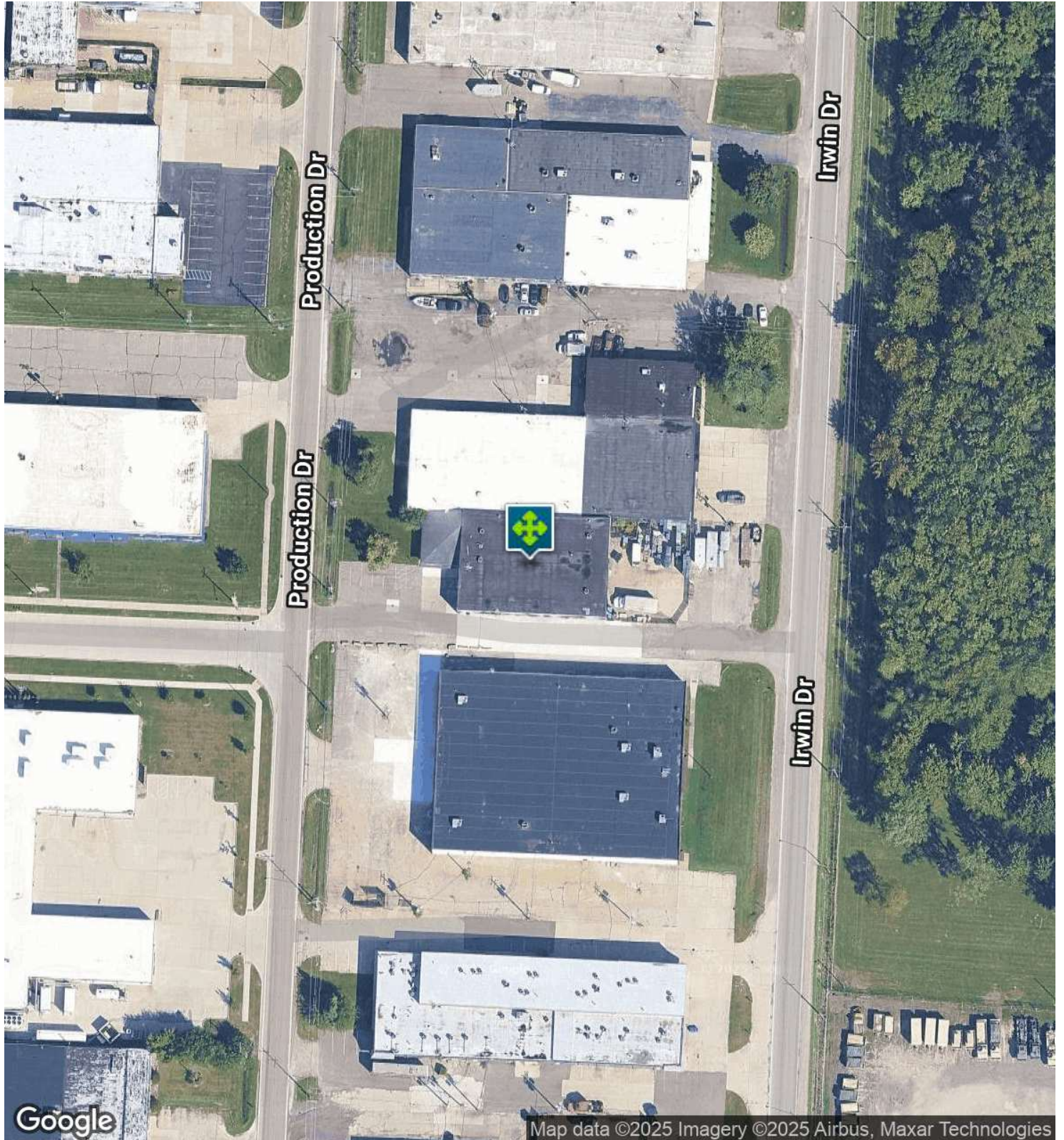
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AERIAL MAP

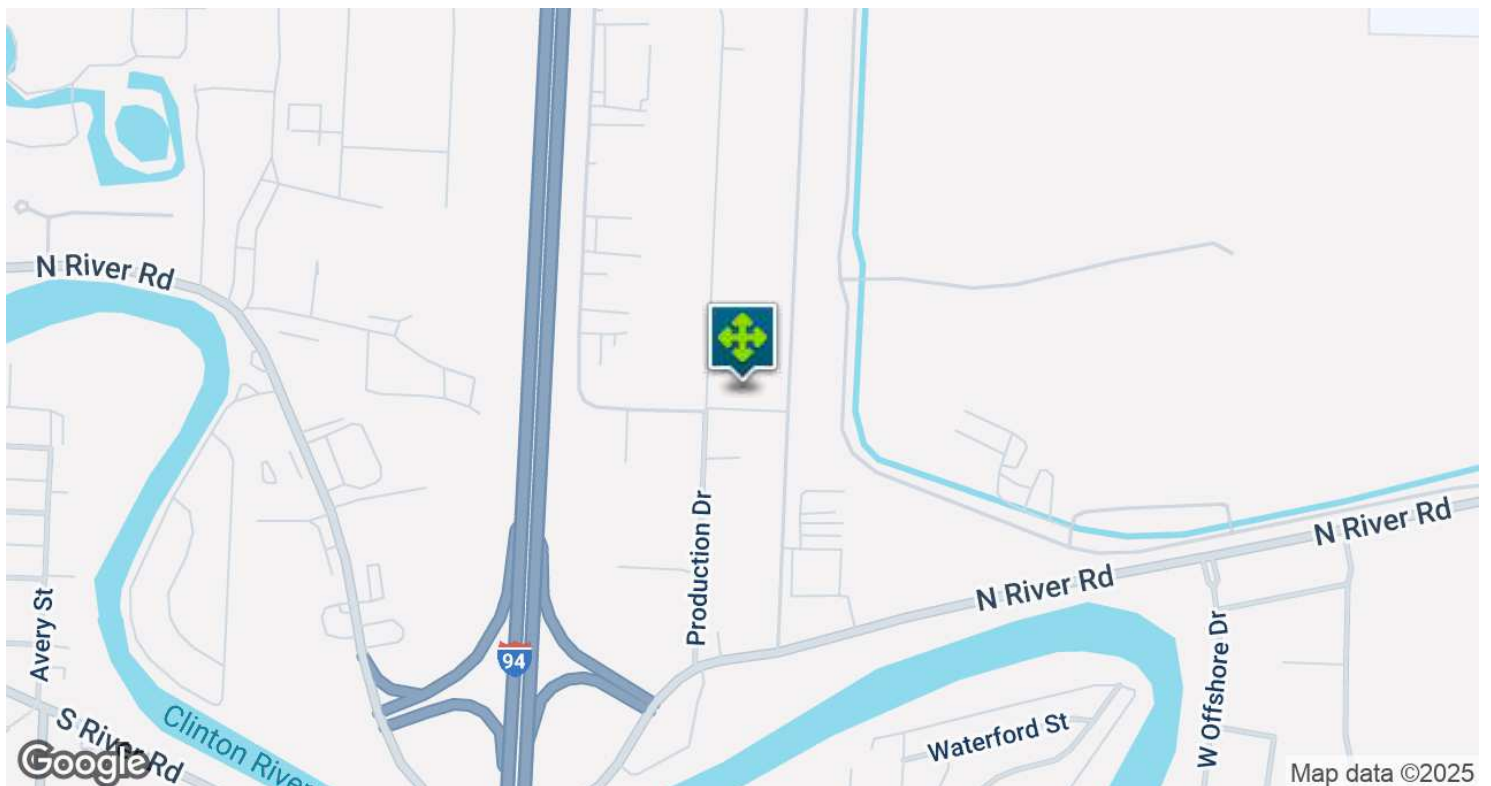
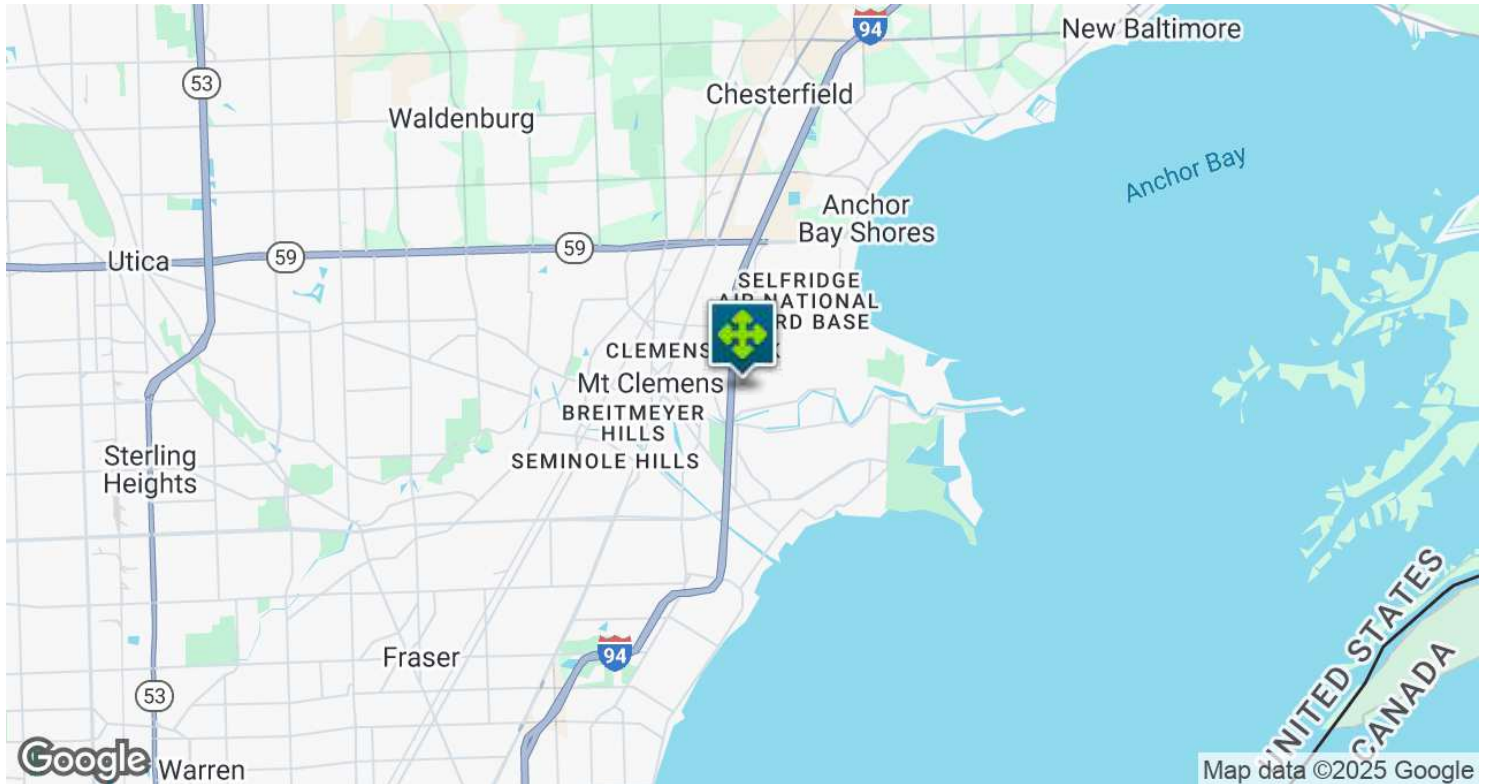


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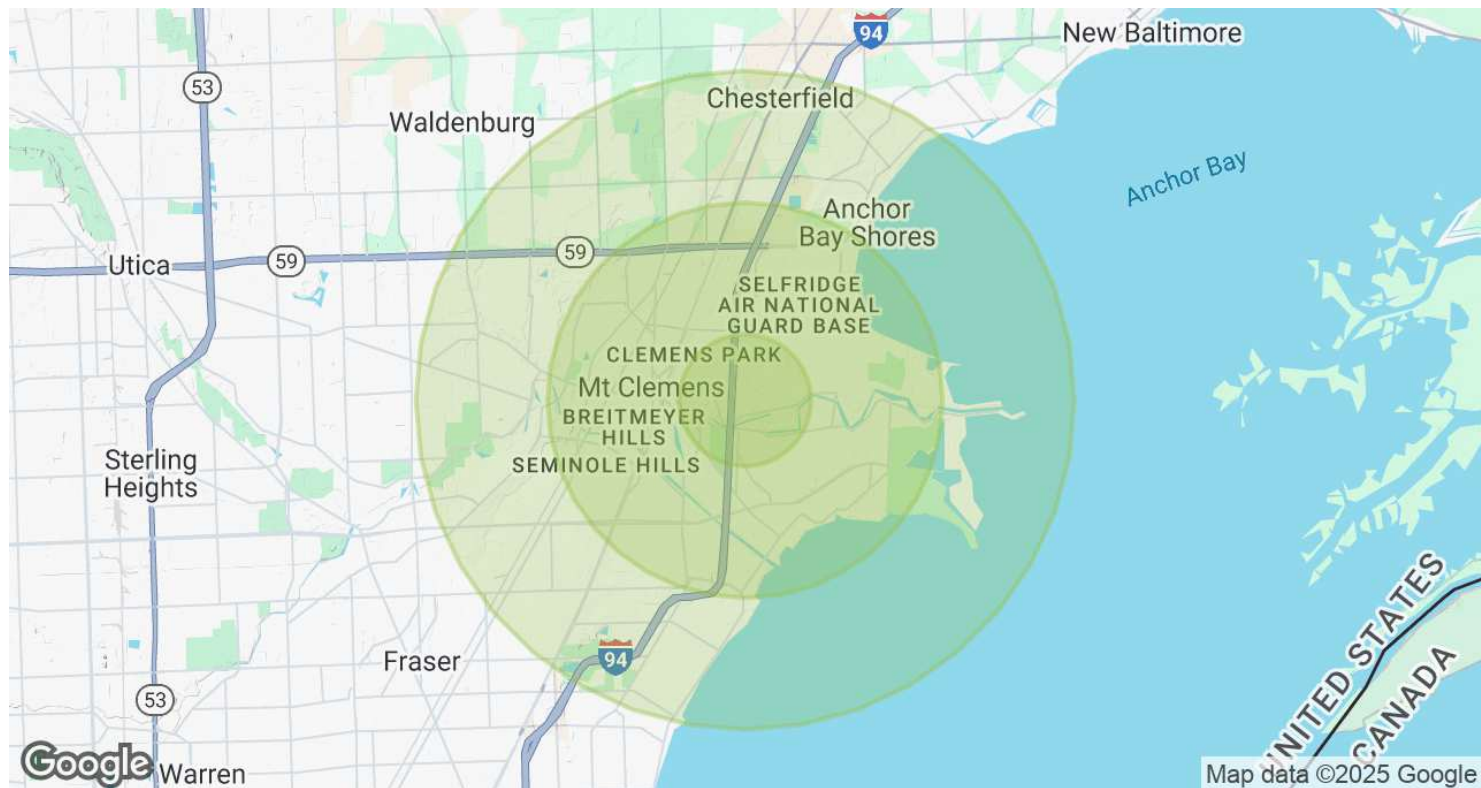
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,608	56,168	146,968
Average Age	42	42	42
Average Age (Male)	42	41	41
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,566	25,448	63,227
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$68,921	\$82,354	\$96,658
Average House Value	\$201,406	\$229,717	\$262,365

Demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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