

**INDUSTRIAL PROPERTY // FOR SALE / LEASE**

## **4,480 SF BUILDING WITH SHOWROOM, 2 BAY DOORS & UPSTAIRS OFFICE**

13401 E 8 MILE RD  
WARREN, MI 48089



- 4,480 SF industrial/flex building
- Large showroom
- Two separate warehouse areas
- Excellent traffic count of 40,000 cars per day
- Can be sold or leased with building next door

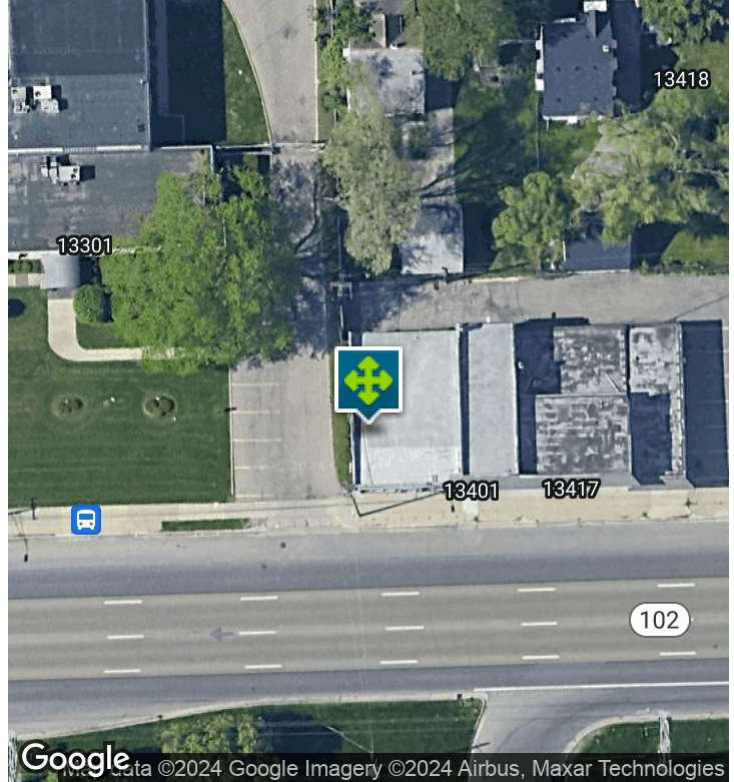


**P.A. COMMERCIAL**  
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# EXECUTIVE SUMMARY



<b>Sale Price</b>	<b>\$313,600</b>
<b>Lease Rate</b>	<b>\$11.00 SF/YR (GROSS)</b>

## PROPERTY OVERVIEW

Recently remodeled 4,480 SF building with large showroom. Two bays with separate overhead doors. Office on main level and upstairs. Restroom. Great visibility on 8 Mile with 40,000 cars per day. Perfect for retail, automotive or industrial uses. Can be combined with building of similar size next door.

## OFFERING SUMMARY

<b>Building Size:</b>	4,480 SF
<b>Available SF:</b>	4,480 SF
<b>Lot Size:</b>	0.08 Acres
<b>Price / SF:</b>	\$70.00
<b>Year Built:</b>	1950
<b>Renovated:</b>	2019
<b>Zoning:</b>	M1 Industrial
<b>Market:</b>	Detroit
<b>Submarket:</b>	Groesbeck South
<b>Traffic Count:</b>	40,000

## LOCATION OVERVIEW

Convenient central location on busy 8 Mile Rd between Schoenherr Rd and Groesbeck Hwy. Easy access to I-75, I-94, and I-696. Close to restaurants, retail, and industrial areas.

## PROPERTY HIGHLIGHTS

- 4,480 SF industrial/flex building
- Large showroom
- Two separate warehouse areas
- Excellent traffic count of 40,000 cars per day
- Can be sold or leased with building next door



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## INDUSTRIAL DETAILS

<b>Property Type:</b>	Industrial
<b>Building Size:</b>	4,480 SF
<b>Space Available:</b>	4,480 SF
<b>Shop SF:</b>	3,360 SF
<b>Office SF:</b>	1,120 SF (upstairs)
<b>Mezzanine SF:</b>	N/A
<b>Occupancy:</b>	Vacant
<b>Zoning:</b>	M1 Industrial
<b>Lot Size:</b>	0.08 Acres
<b>Parking Spaces:</b>	8
<b>Fenced Yard:</b>	No
<b>Trailer Parking:</b>	No
<b>Year Built / Renovated:</b>	1950 / 2019
<b>Construction Type:</b>	Masonry Block
<b>Clear Height:</b>	10 - 13'
<b>Overhead Doors:</b>	Two (2)
<b>Truckwells/Docks:</b>	None
<b>Cranes:</b>	None
<b>Power:</b>	220 Volt   3 Phase
<b>Buss Duct:</b>	No
<b>Air Conditioning:</b>	Upstairs Only
<b>Heat Type:</b>	Radiant
<b>Lighting:</b>	LED
<b>Sprinklers:</b>	No
<b>Exhaust Fans:</b>	Yes
<b>Floor Drains:</b>	No
<b>Taxes:</b>	\$4,500



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**Kevin Bull** SENIOR ASSOCIATE

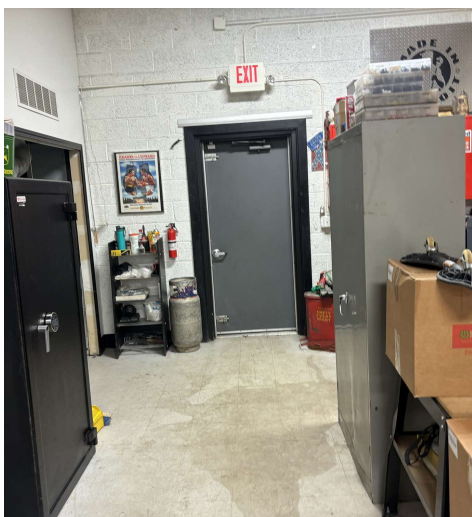
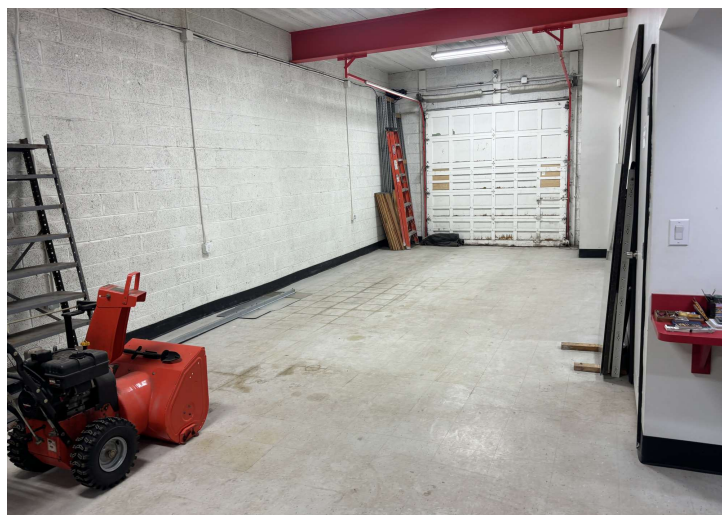
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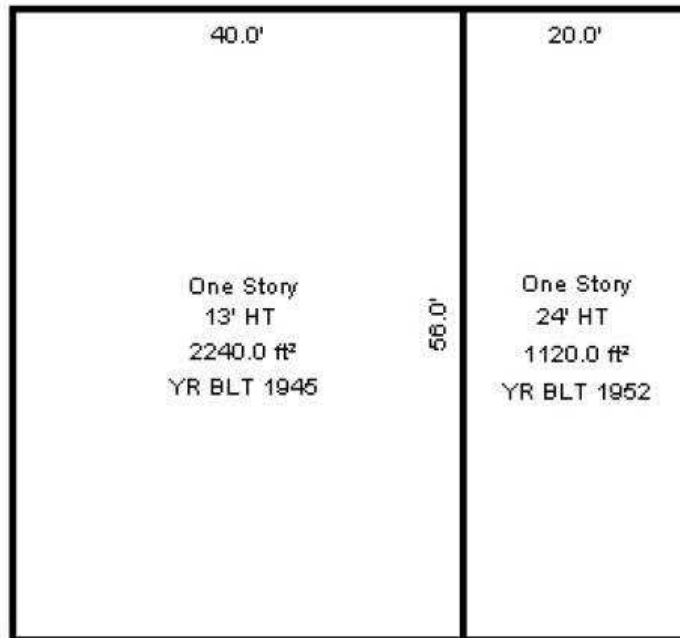
# ADDITIONAL PHOTOS





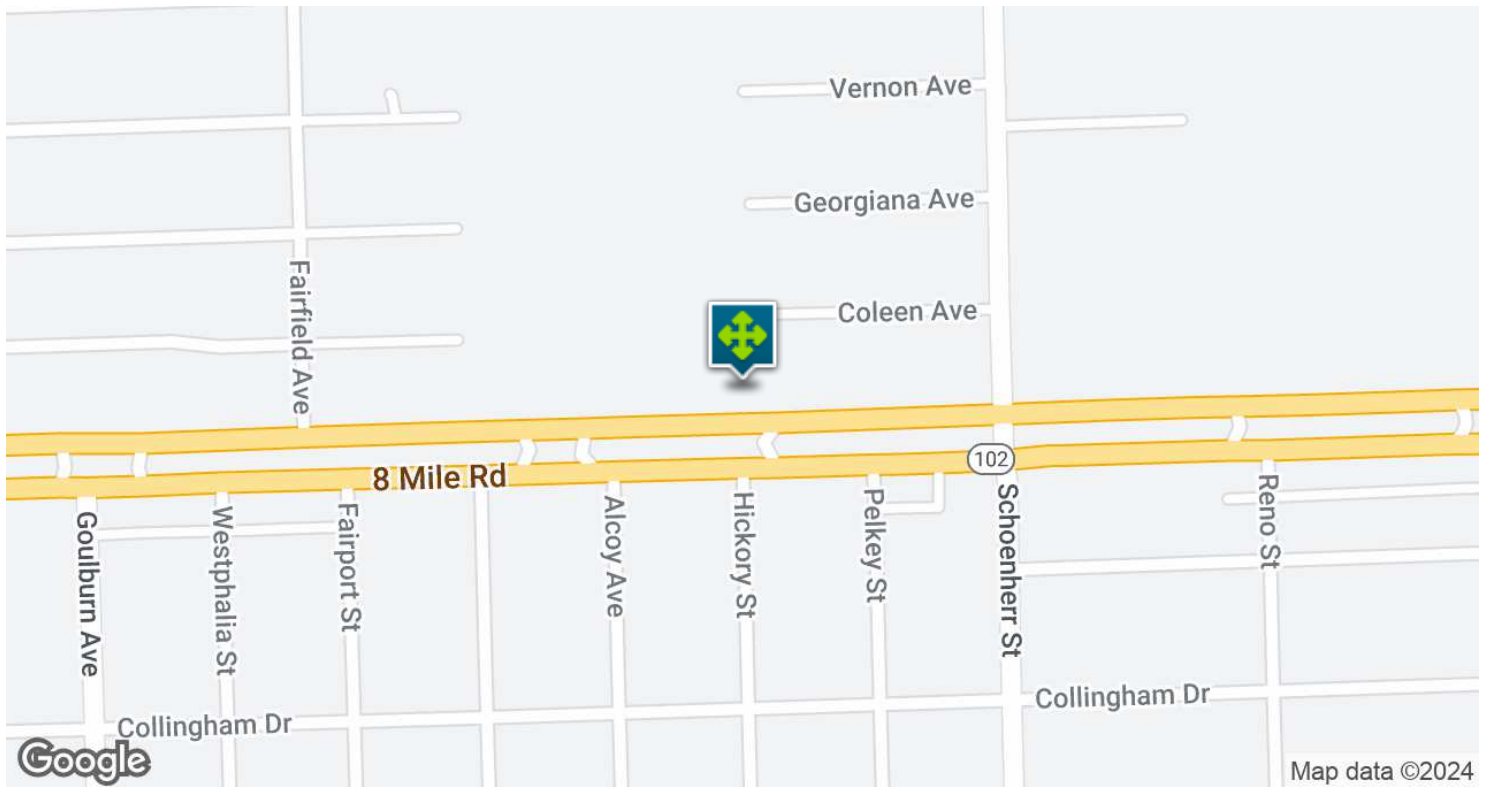
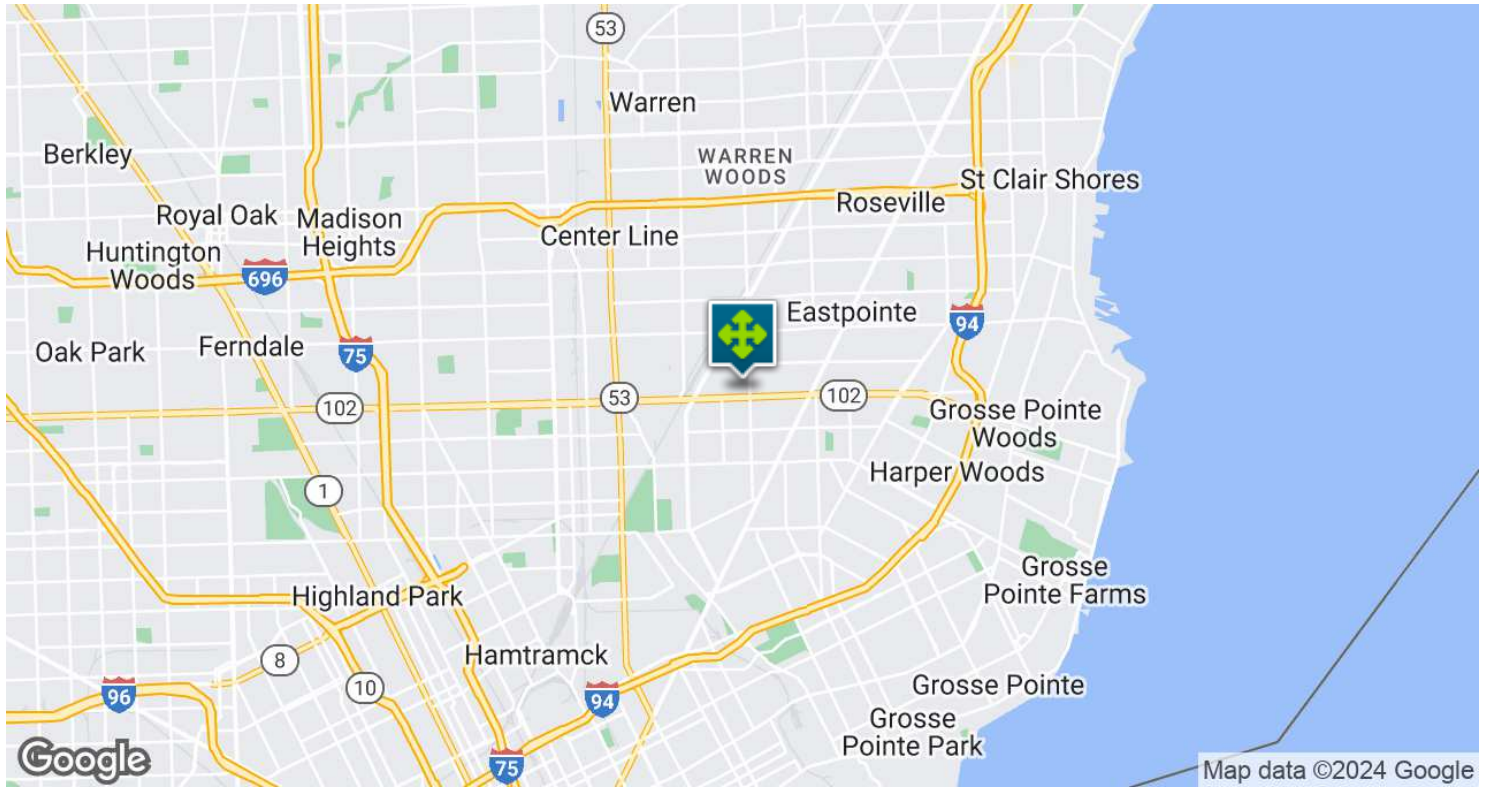
# SITE PLANS

## Image/Sketch for Parcel: 12-13-35-480-009

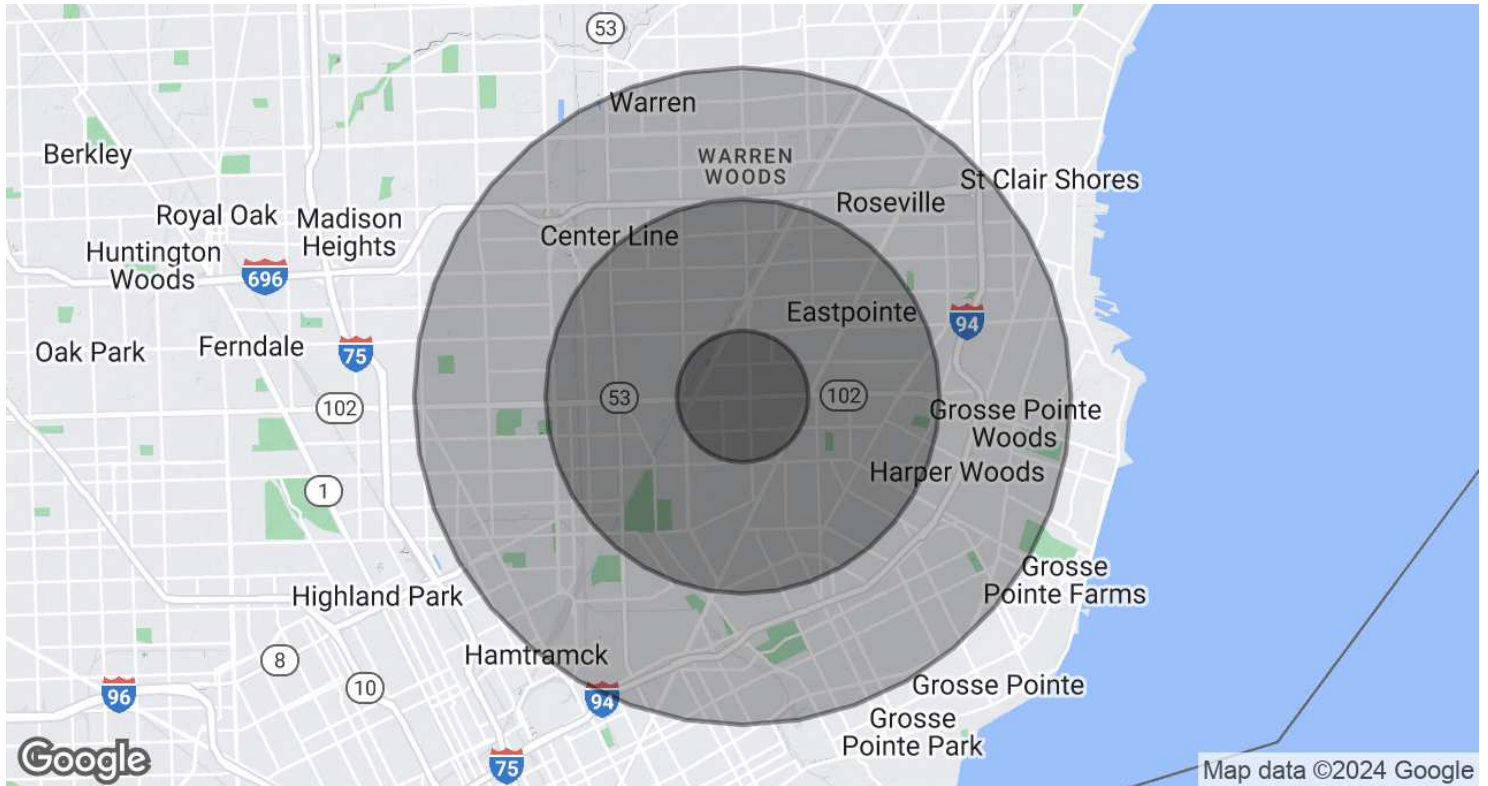


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# LOCATION MAP



# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	16,241	132,765	338,868
<b>Average Age</b>	35	37	39
<b>Average Age (Male)</b>	34	36	37
<b>Average Age (Female)</b>	36	38	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	5,855	49,734	129,870
<b># of Persons per HH</b>	2.8	2.7	2.6
<b>Average HH Income</b>	\$50,767	\$57,414	\$67,105
<b>Average House Value</b>	\$94,843	\$104,474	\$138,511

Demographics data derived from AlphaMap



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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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