

INDUSTRIAL PROPERTY // FOR SALE / LEASE

4,960 SF FLEX BUILDING WITH HOIST, 4 BAY DOORS & UPSTAIRS APARTMENT

13417 E 8 MILE RD
WARREN, MI 48089



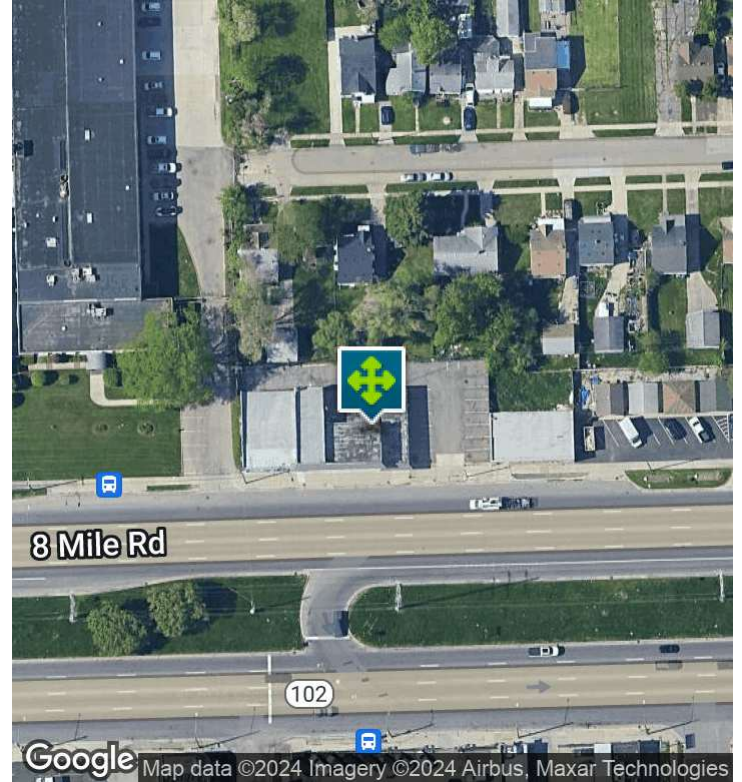
- 4,960 SF industrial/flex building
- Remodeled turnkey space
- Second-story apartment with full kitchen
- Excellent traffic count of 40,000 cars per day
- 20 parking spaces
- 12' clear with floor drains
- Easy multi-tenant property
- Can be sold or leased with building next door



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EXECUTIVE SUMMARY



Sale Price	\$390,800
Lease Rate	\$11.00 SF/YR (GROSS)

OFFERING SUMMARY

Building Size:	4,960 SF
Lot Size:	0.17 Acres
Price / SF:	\$78.79
Year Built:	1965
Renovated:	2019
Zoning:	M1 Industrial
Market:	Detroit
Submarket:	Groesbeck South
Traffic Count:	40,000

PROPERTY OVERVIEW

Recently remodeled 4,960 SF building with large warehouse space, 4 overhead doors and multiple restrooms. Great visibility on 8 Mile with 40,000 passing cars per day. The building is clean with LED lighting throughout. Upstairs two-bedroom apartment with kitchen and washer-dryer connections. Perfect for retail, industrial or automotive uses with 10-12' clear height, floor drains and 220v/3 phase power. Parking lot has room for 20 vehicles. Car hoist, air compressor and hi-lo are negotiable. Land contract considered.

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

- Traffic: 40,000 cars per day
- 20 parking spaces
- Remodeled turnkey space with a Full kitchen on the second floor
- 12' clear with floor drains
- Easy multi-tenant property

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INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	4,960 SF
Space Available:	1,600 - 4,960 SF
Shop SF:	3,360 SF
Office SF:	1,600 SF
Mezzanine SF:	N/A
Occupancy:	Vacant
Zoning:	M1 Industrial
Lot Size:	0.17 Acres
Parking Spaces:	20
Fenced Yard:	No
Trailer Parking:	No
Year Built / Renovated:	1965 / 2019
Construction Type:	Masonry Block
Clear Height:	10-13'
Overhead Doors:	Four (4)
Truckwells/Docks:	None
Cranes:	None
Column Spacing:	15'
Power:	220 Volt 3 Phase
Airlines:	Yes
Buss Duct:	No
Air Conditioning:	Upstairs Only
Heat Type:	Radiant
Lighting:	LED
Sprinklers:	No
Exhaust Fans:	Yes
Floor Drains:	Yes
Taxes:	\$4,100



P.A. COMMERCIAL
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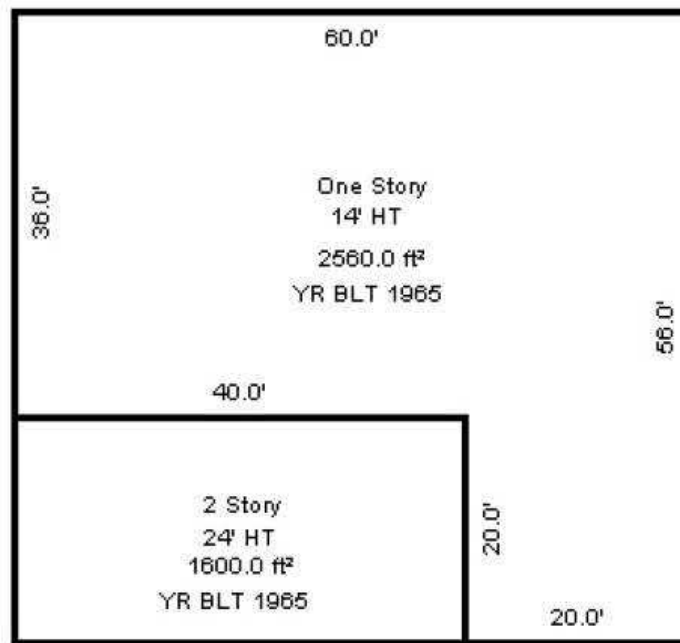
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ADDITIONAL PHOTOS



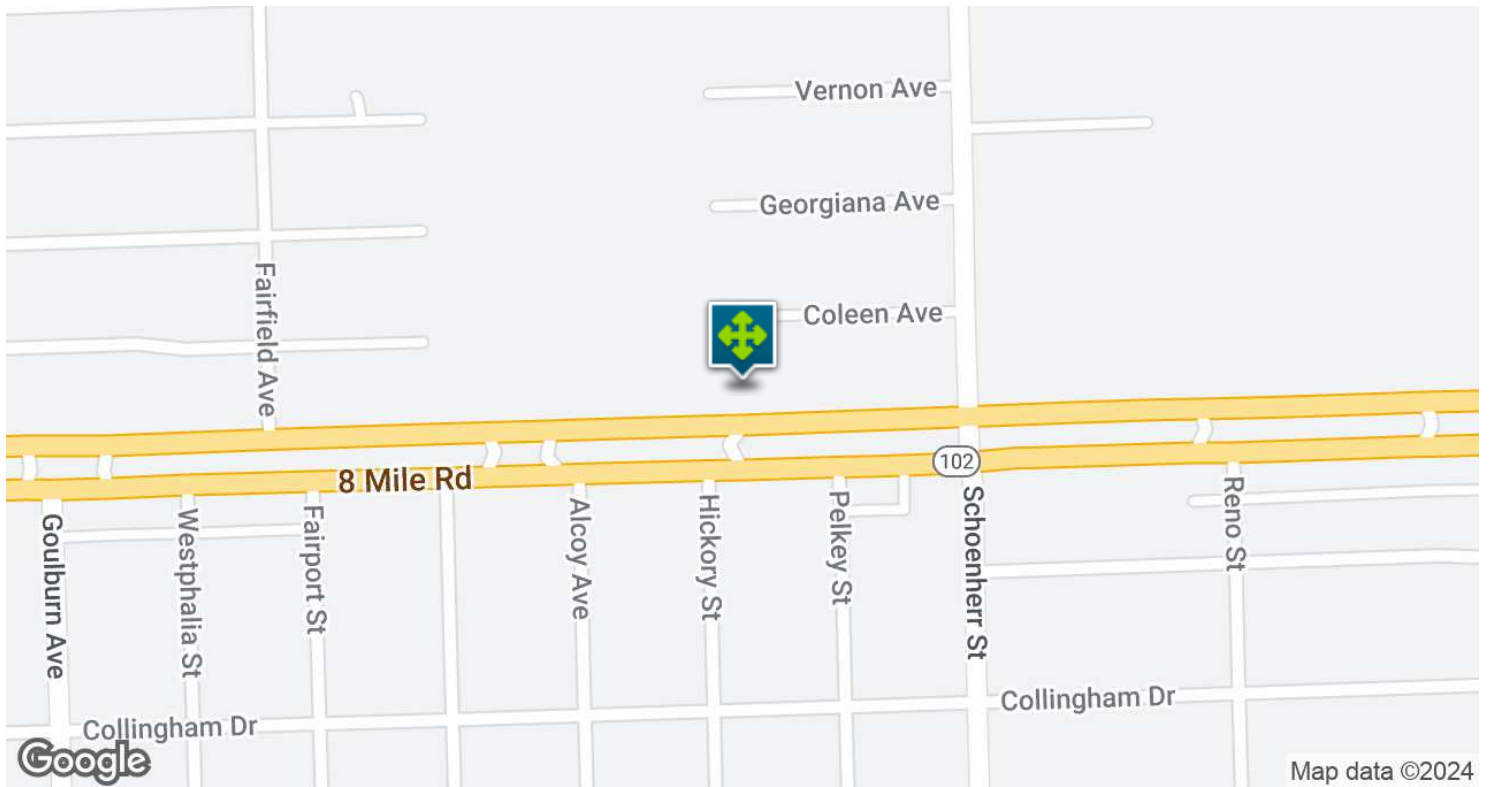
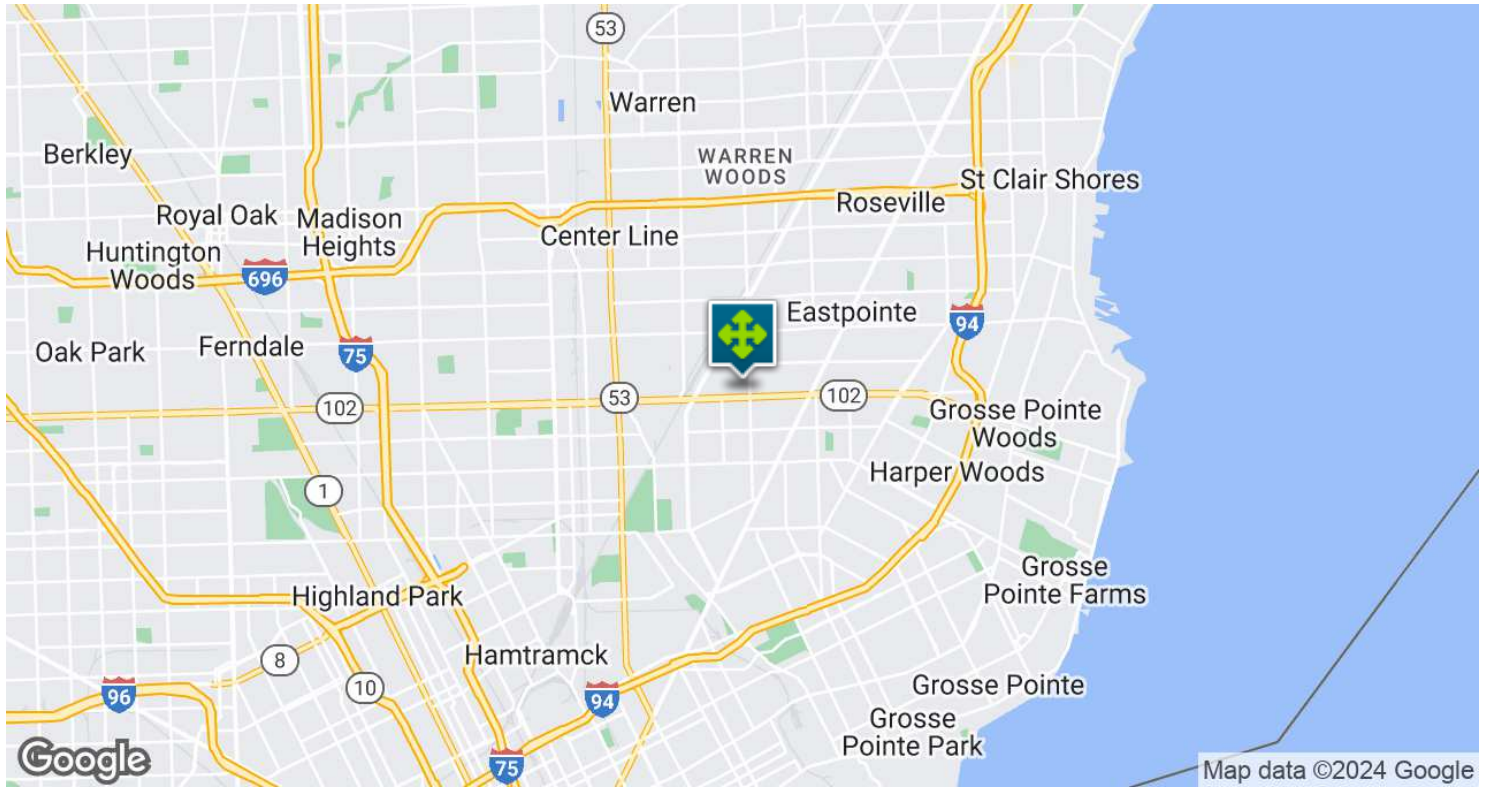
SITE PLANS

Image/Sketch for Parcel: 12-13-35-480-010



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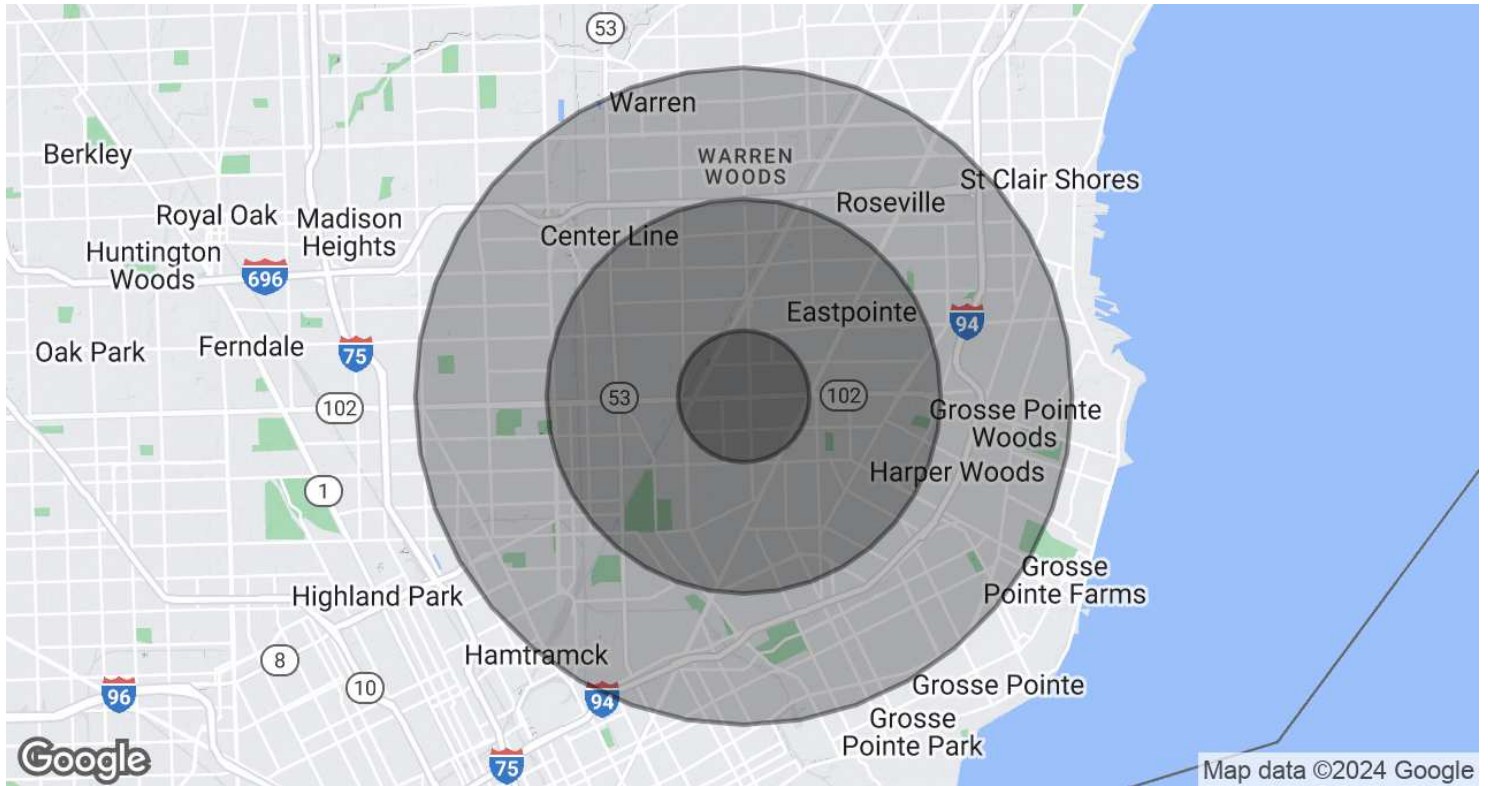
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,858	139,316	376,382
Average Age	30.6	33.4	36.0
Average Age (Male)	31.9	32.3	34.2
Average Age (Female)	29.8	35.0	38.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,970	67,264	173,371
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$37,998	\$39,634	\$47,079
Average House Value	\$44,082	\$59,492	\$85,815

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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