

# Industrial For Sale

Coldwell Banker Professionals

690 South Old Woodward Avenue Birmingham, MI 48009 | 248-225-7180

## Farmington Hills Commercial

31666 W 8 Mile Rd, Farmington Hills, MI, 48336

Industrial: Warehouse/Office For Sale

Prepared on May 13, 2025



### Listing Details | Industrial For Sale

Secondary Uses	Flex/R&D	Last Modified	5/13/2025
Total Available Space	28,147 SF	Listing ID	41115069
Asking Price	\$2,300,000	Electric Service	-
Listing Price Per SF	\$81.71	Ceiling Height	-
Cap Rate (Actual)	-	Dock High Doors	1
Signage	On Building	Grade Level Doors	3; 4 more on smaller bui...
Vacant	No	GLD Description	4 more on smaller build...
Available Date	Now	Owner Occupied	Yes
Days On Market	235 days	Parking Spaces	-
Date Listed	9/20/2024	Water	-

### Description


Discover the perfect space for your business with this exceptional property featuring two buildings on a fully fenced 2.75-acre lot. The main building spans approximately 22,460 sq. ft., including 3,000 sq. ft. of office space and 15,000 sq. ft. of floor space with ceiling heights up to 24 ft. It is fully air-conditioned throughout and includes additional 1,500 sq. ft. lab space and a 3,000 2nd floor office and break room. Access is convenient with 3 grade-level doors and 1 loading dock. The secondary building offers approximately 5,687 sq. ft. of space with 4 grade-level doors. The lot has been recently resurfaced and re-stripped, and the main building has been freshly repainted with new epoxy floors. This property offers ample space, modern amenities, and convenient access, making it an ideal choice for your manufacturing needs. Don't miss out on this opportunity to elevate your business operations!

### Property Details

Property Type	Industrial	Floors	1
Sub Type	Warehouse/Office	Year Built	1966
Zoning	LI-1	Primary Construction	Masonry
Building Status	Existing	Occupancy Type	Single Tenant
Building Size	28,147 SF	Parcels	2334426025, 23344260...
Land Size	2.76 Acres / 120,093 SF	Legal Owner	Clarke Stanely R Trust
Number of Buildings	2	Submarket	Farmington / Farm Hills

This property is Co-Listed with:  
[Dee Dee Ohara Blizard 810.221.1030](#)  
[Global Real Estate Consulting](#)

### Contact

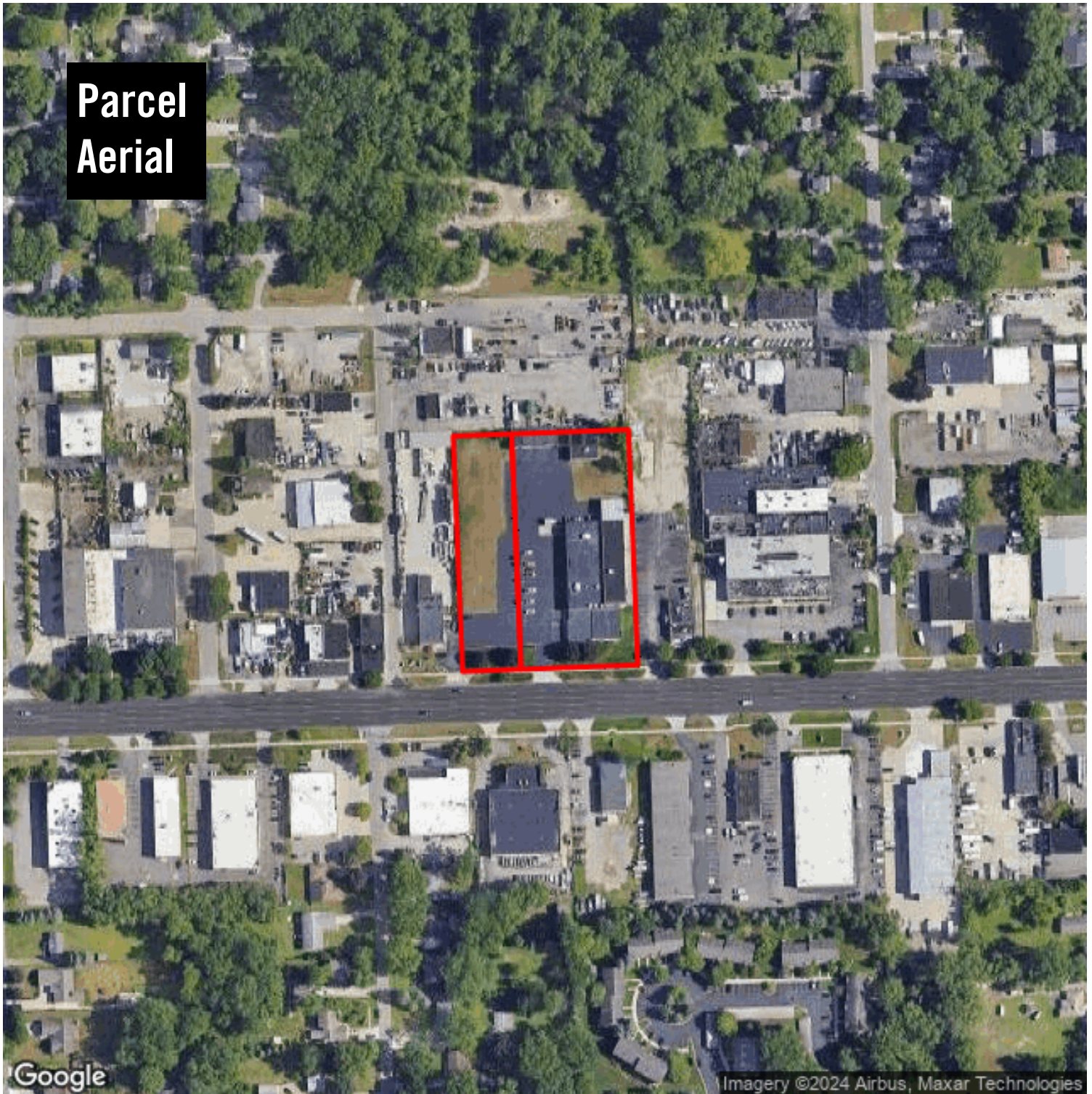


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# Traffic Counts



Daily Traffic Counts: Up 6,000 / day 6,001 – 15,000 15,001 – 30,000 30,001 – 50,000 50,001 – 100,000 Over 100,000 / day

1

26,297

2023 Est. daily traffic counts

Street: 8 Mile Rd  
Cross: Merriman Rd  
Cross Dir: E  
Dist: 0.05 miles

Historical counts

Year	Count	Type
2012	<div><div></div>23,676</div>	AADT
2008	<div><div></div>24,088</div>	ADT
2006	<div><div></div>36,054</div>	ADT
2004	<div><div></div>25,021</div>	ADT

2

25,130

2023 Est. daily traffic counts

Street: 8 Mile Rd  
Cross: Robinson St  
Cross Dir: E  
Dist: 0.02 miles

Historical counts

Year	Count	Type
2008	<div><div></div>24,503</div>	ADT
2005	<div><div></div>26,973</div>	ADT
1998	<div><div></div>31,120</div>	ADT
1994	<div><div></div>30,352</div>	ADT

3

13,182

2023 Est. daily traffic counts

Street: Orchard Lake Rd  
Cross: 8 Mile Rd  
Cross Dir: S  
Dist: 0.06 miles

Historical counts

Year	Count	Type
2012	<div><div></div>12,485</div>	AADT
2008	<div><div></div>14,133</div>	ADT
2006	<div><div></div>15,593</div>	ADT

4

22,053

2023 Est. daily traffic counts

Street: 8 Mile Rd  
Cross: Merriman Rd  
Cross Dir: W  
Dist: 0.07 miles

Historical counts

Year	Count	Type
2012	<div><div></div>22,348</div>	AADT

5

24,621

2023 Est. daily traffic counts

Street: 8 Mile Rd  
Cross: Hugo St  
Cross Dir: E  
Dist: 0.05 miles

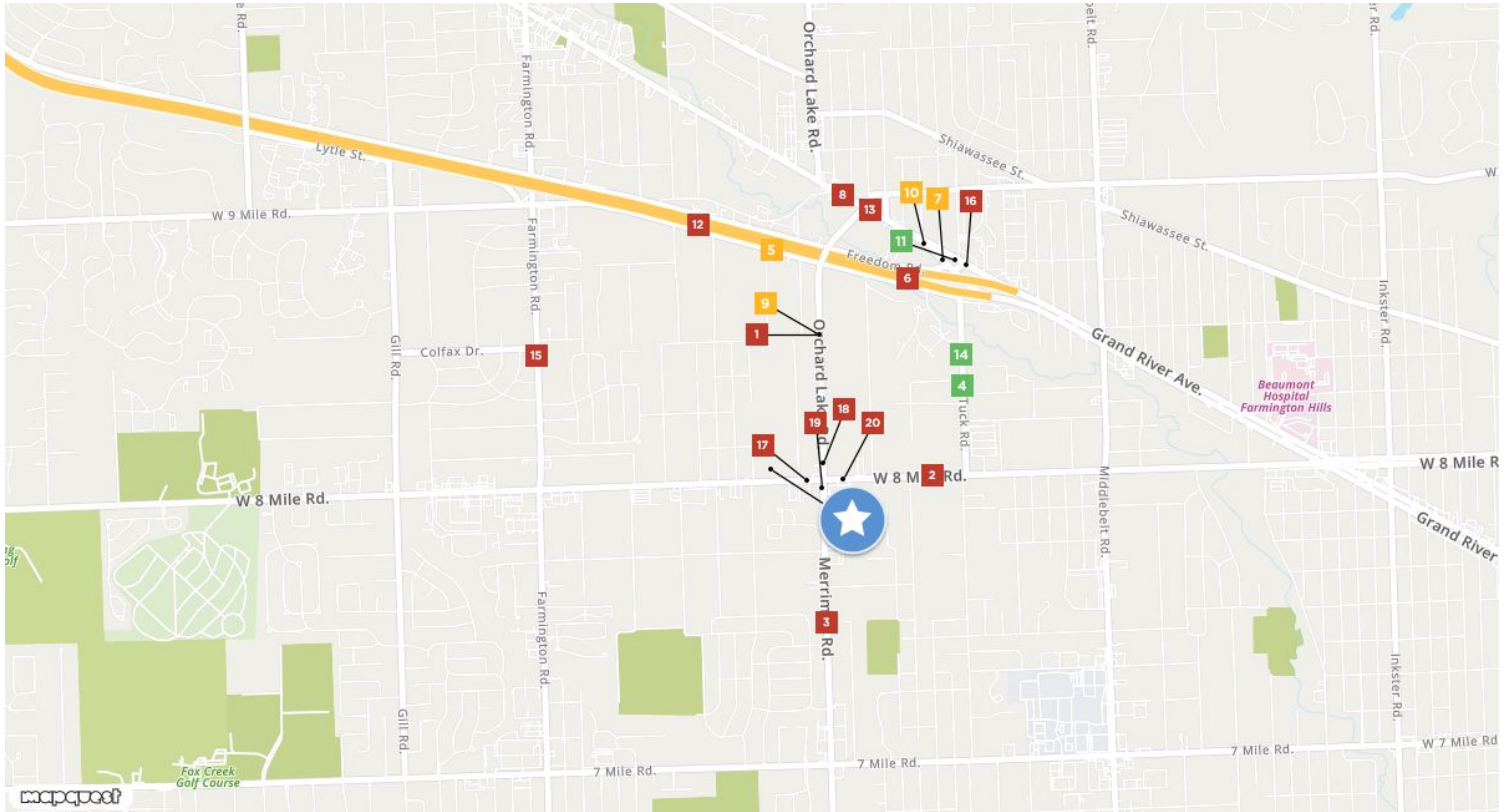
Historical counts

Year	Count	Type
2012	<div><div></div>24,950</div>	AADT



# 31666 W 8 Mile Rd

## Traffic Counts



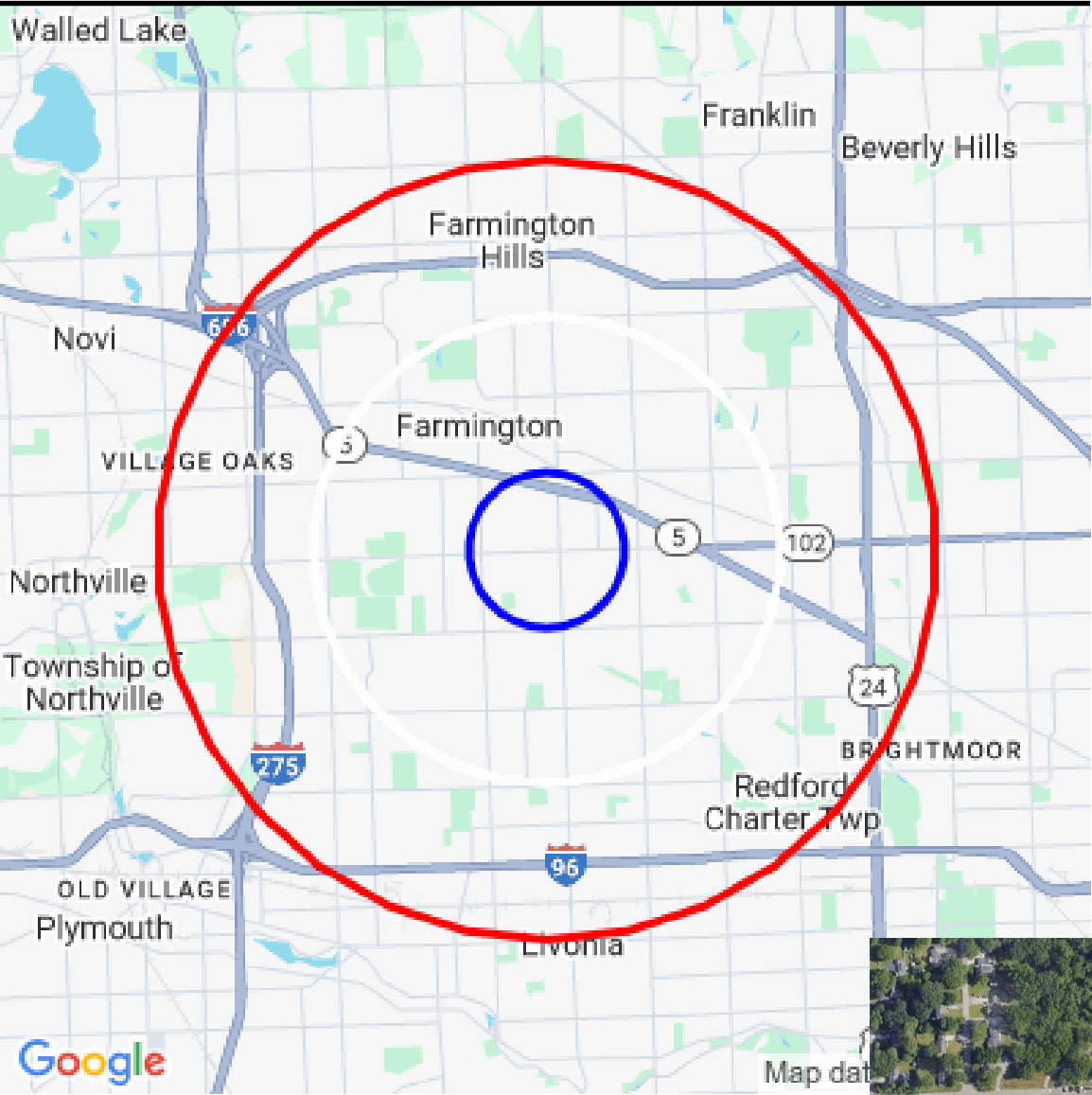
<b>Orchard Lake Road</b> <span style="background-color: red; color: white; padding: 2px 5px;">1</span>	<b>8 Mile Road</b> <span style="background-color: red; color: white; padding: 2px 5px;">2</span>	<b>Merriman Road</b> <span style="background-color: red; color: white; padding: 2px 5px;">3</span>	<b>Tuck Road</b> <span style="background-color: green; color: white; padding: 2px 5px;">4</span>	<b>Folsom Road</b> <span style="background-color: orange; color: white; padding: 2px 5px;">5</span>
8 Mile Rd	Purlingbrook	Fairfax St	Salisbury St	Lundy Dr
Year: 2022 10,099	Year: 2022 20,626	Year: 2022 13,155	Year: 2022 2,391	Year: 2022 5,983
Year: 2021 10,089	Year: 2021 17,289	Year: 2021 14,088	Year: 2021 2,389	Year: 2021 5,977
Year: 2015 11,243	Year: 2020 17,254	Year: 2020 14,060	Year: 2020 2,097	Year: 2020 5,246
<b>Archwood Cir</b> <span style="background-color: red; color: white; padding: 2px 5px;">6</span>	<b>Grand River Avenue</b> <span style="background-color: orange; color: white; padding: 2px 5px;">7</span>	<b>Grand River Avenue</b> <span style="background-color: red; color: white; padding: 2px 5px;">8</span>	<b>ORCHARD LAKE RD</b> <span style="background-color: orange; color: white; padding: 2px 5px;">9</span>	<b>GRAND RIVER OLD I96</b> <span style="background-color: orange; color: white; padding: 2px 5px;">10</span>
Year: 2022 25,455	Year: 2022 8,925	Year: 2022 16,470	Year: 2020 8,855	Year: 2020 8,159
Year: 2021 22,112	Year: 2021 9,285	Year: 2021 17,021	Year: 2019 17,591	Year: 2019 10,211
Year: 2020 20,467	Year: 2015 10,870	Year: 2020 16,368	Year: 2018 17,679	Year: 2018 6,473
<b>FREEDOM RD</b> <span style="background-color: green; color: white; padding: 2px 5px;">11</span>	<b>State Hwy 5</b> <span style="background-color: red; color: white; padding: 2px 5px;">12</span>	<b>Grand River Ave</b> <span style="background-color: red; color: white; padding: 2px 5px;">13</span>	<b>Tuck Rd</b> <span style="background-color: green; color: white; padding: 2px 5px;">14</span>	<b>Farmington Rd</b> <span style="background-color: red; color: white; padding: 2px 5px;">15</span>
Tuck Rd	Orchard Lake Rd	Orchard Lake Rd	Archwood Cir	Colfax St
Year: 2020 717	Year: 2017 27,256	Year: 2017 20,956	Year: 2015 2,317	Year: 2015 19,234
Year: 2019 839	Year: 2015 41,100	Year: 2015 20,800	Year: 2010 2,103	Year: 2012 21,499
Year: 2018 843	Year: 2014 39,800	Year: 2014 20,900	Year: 2006 2,511	Year: 2010 21,658
<b>Grand River Ave</b> <span style="background-color: red; color: white; padding: 2px 5px;">16</span>	<b>8 Mile Rd</b> <span style="background-color: red; color: white; padding: 2px 5px;">17</span>	<b>Orchard Lake Rd</b> <span style="background-color: red; color: white; padding: 2px 5px;">18</span>	<b>Merriman Rd</b> <span style="background-color: red; color: white; padding: 2px 5px;">19</span>	<b>8 Mile Rd</b> <span style="background-color: red; color: white; padding: 2px 5px;">20</span>
Tuck Rd	Merriman Rd	8 Mile Rd	8 Mile Rd	Merriman Rd
Year: 2015 15,578	Year: 2012 23,676	Year: 2012 12,485	Year: 2012 13,255	Year: 2012 22,348
Year: 2015 12,500	Year: 2008 24,088	Year: 2008 14,133	Year: 2008 15,838	
Year: 2008 16,314	Year: 2006 36,054	Year: 2006 15,593	Year: 2006 17,791	

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# 31666 W 8 Mile Rd

## Demographic Report



### 31666 W 8 Mile Rd

#### Population

Distance	Male	Female	Total
1- Mile	2,105	2,276	4,382
3- Mile	23,686	25,109	48,795
5- Mile	60,761	63,994	124,755



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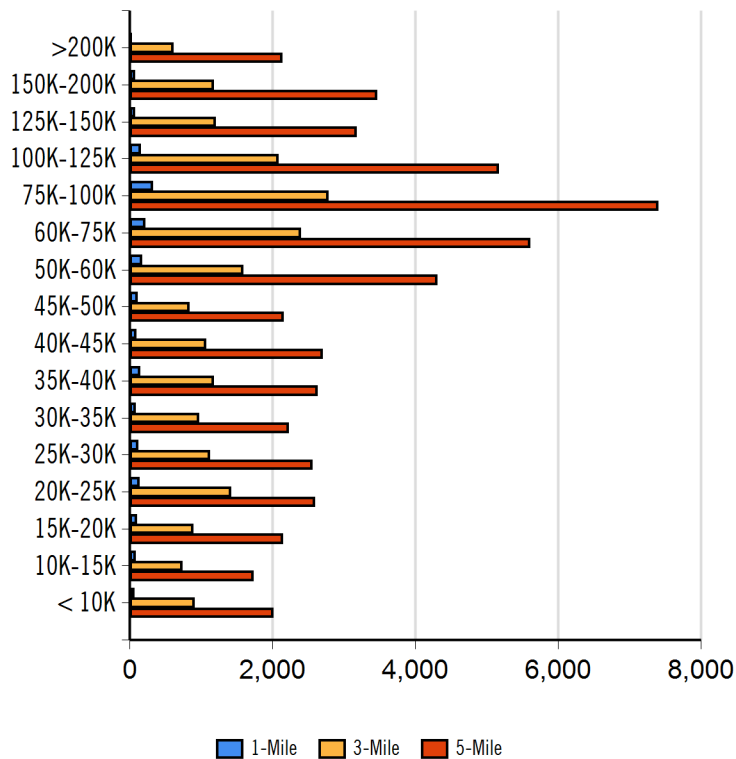
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## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	3	3	119	373	88	207	65	72	338	494	157	13	157
3-Mile	50	26	1,126	3,815	751	2,719	907	758	3,438	5,742	2,063	784	1,790
5-Mile	113	52	2,584	10,473	1,941	7,043	2,106	1,835	8,149	14,372	4,873	1,804	4,668

## Household Income



Radius	Median Household Income
1-Mile	\$50,264.00
3-Mile	\$62,696.30
5-Mile	\$65,596.80

Radius	Average Household Income
1-Mile	\$63,753.30
3-Mile	\$75,185.27
5-Mile	\$77,322.55

Radius	Aggregate Household Income
1-Mile	\$124,747,995.23
3-Mile	\$1,511,933,330.13
5-Mile	\$4,033,373,178.28

## Education

	1-Mile	3-mile	5-mile
Pop > 25	3,242	35,143	88,721
High School Grad	847	8,701	20,723
Some College	787	8,517	21,034
Associates	333	2,523	6,293
Bachelors	533	7,447	19,404
Masters	206	3,099	8,940
Prof. Degree	61	754	2,247
Doctorate	34	158	564

## Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	32 %	37 %	31 %
Teen's	40 %	66 %	75 %
Expensive Homes	0 %	5 %	2 %
Mobile Homes	23 %	23 %	13 %
New Homes	11 %	16 %	27 %
New Households	37 %	59 %	64 %
Military Households	11 %	7 %	9 %
Households with 4+ Cars	71 %	93 %	105 %
Public Transportation Users	1 %	5 %	9 %
Young Wealthy Households	15 %	102 %	85 %

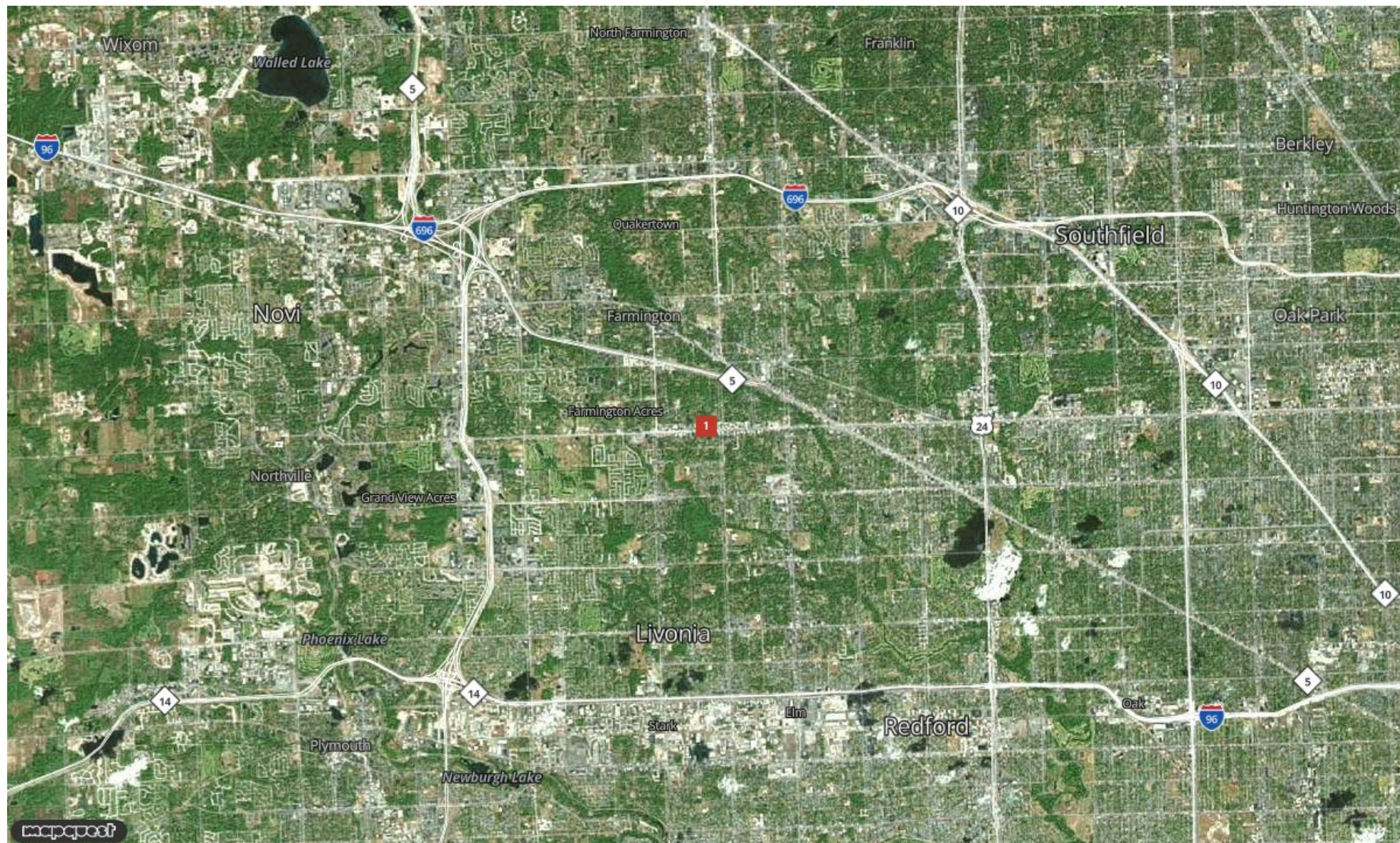
This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.

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# Report for 31666 W 8 Mile Rd



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