

INDUSTRIAL PROPERTY // FOR SALE

7,293 SF VERSATILE FLEX BUILDING WITH PRIME EXPOSURE & EXPANSION POTENTIAL

21250 W 7 MILE RD & 19128 WESTBROOK ST
DETROIT, MI 48219



- 7,293 SF flex building on corner lot
- 4,293 SF shop; three (3) grade-level doors, 10-12' clear
- 3,000 SF office: beautiful build-out with glass partitioned offices
- Additional 0.12-acre land parcel included in sale
- Zoned B-4 for flexible industrial/warehouse use
- Well-maintained facility with recent 2021 renovations
- Excellent Main Rd frontage w/ 17,849 VPD
- Rear parking lot and street parking for employees & customers
- Strategic location for efficient distribution operations
- Priced at only \$36.23 p/SF!



P.A. COMMERCIAL
Corporate & Investment Real Estate

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EXECUTIVE SUMMARY



Sale Price	\$375,000
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OFFERING SUMMARY

Building Size:	7,293 SF
Lot Size:	0.36 Acres
Price / SF:	\$51.42
Year Built:	1949
Renovated:	2021
Zoning:	B-4
Market:	Detroit
Submarket:	Detroit W of Woodward
Traffic Count:	17,849

PROPERTY OVERVIEW

Position your business for success with this 7,293 SF flex building located on a high-visibility corner lot along bustling 7 Mile Road in Detroit. The property features a well-maintained 4,293 SF shop space with three overhead doors, and 10-12' clear height —perfect for light industrial or service-oriented operations—paired with a sleek, modern 3,000 SF office buildout. The office impresses with floor-to-ceiling glass partition walls, a private executive suite with a cozy fireplace, and a stylish break room for employees.

An additional 0.12-acre parcel behind the building offers valuable room for expansion, outdoor storage, or parking. Zoned B-4 and strategically located for seamless access throughout metro Detroit, this property is ideal for businesses seeking visibility and functionality. Previously home to a successful glass and mirror company for over 40 years, the site is now available due to the owner's relocation to a larger facility—offering a rare opportunity to acquire a move-in-ready building with built-in credibility.

LOCATION OVERVIEW

Located in a local business district with a mix of general business and retail. North of Old Redford and South of Southfield.



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PROPERTY DETAILS

Sale Price	\$375,000
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LOCATION INFORMATION

Building Name	Daniel's Glass
Street Address	21250 W 7 Mile Rd & 19128 Westbrook St
City, State, Zip	Detroit, MI 48219
County	Wayne
Market	Detroit
Sub-market	Detroit W of Woodward
Cross-Streets	7 Mile Rd and Lahser Rd
Side of the Street	North
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	I-96

BUILDING INFORMATION

Building Size	7,293 SF
Occupancy %	0.0%
Tenancy	Single
Ceiling Height	10-12 ft
Office Space	3,000 SF
Number of Floors	1
Average Floor Size	7,293 SF
Year Built	1949 & 1956
Year Last Renovated	2021
Construction Status	Existing
Condition	Good
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution/Office
Zoning	B-4
Lot Size	0.36 Acres
APN #	22-01684-852 22-0168589,22-109899
Lot Frontage	138 ft
Corner Property	Yes
Traffic Count	17,849
Traffic Count Street	7 Mile Rd
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface

UTILITIES & AMENITIES

Central HVAC	Yes
Gas / Propane	Yes



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INDUSTRIAL DETAILS

Property Type:	Office/Warehouse
Building Size:	7,293 SF
Shop SF:	4,293 SF
Office SF:	3,000 SF
Occupancy:	Owner will vacate at sale
Zoning:	B-4
Lot Size:	0.36 Acres
Parking Spaces:	Surface & Street Parking
Fenced Yard:	No
Trailer Parking:	No
Year Built / Renovated:	1949 & 1965 / 2021
Construction Type:	Block/Brick
Clear Height:	10-12'
Overhead Doors:	Three (3)
Truckwells/Docks:	None
Cranes:	None
Column Spacing:	N/A
Power:	220 Volt/3-Phase
Buss Duct:	No
Air Conditioning:	Office
Heat Type:	GFA Shop Heat
Lighting:	Fluorescent
Sprinklers:	N/A
Floor Drains:	No
Taxes:	\$13,600



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ADDITIONAL PHOTOS



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Corner lot provides excellent visibility



Ample frontage on W 7 Mile Rd



Ample parking in rear



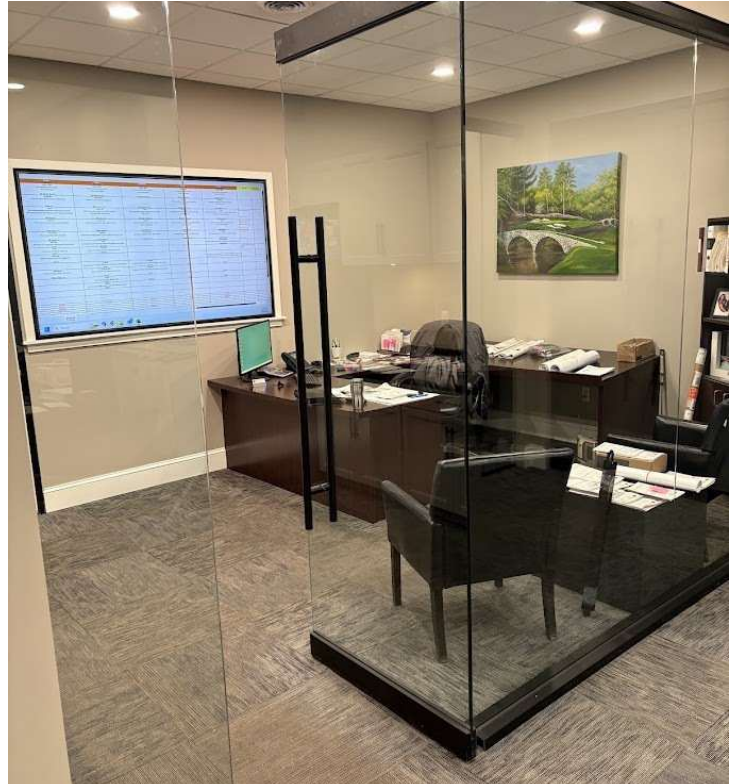
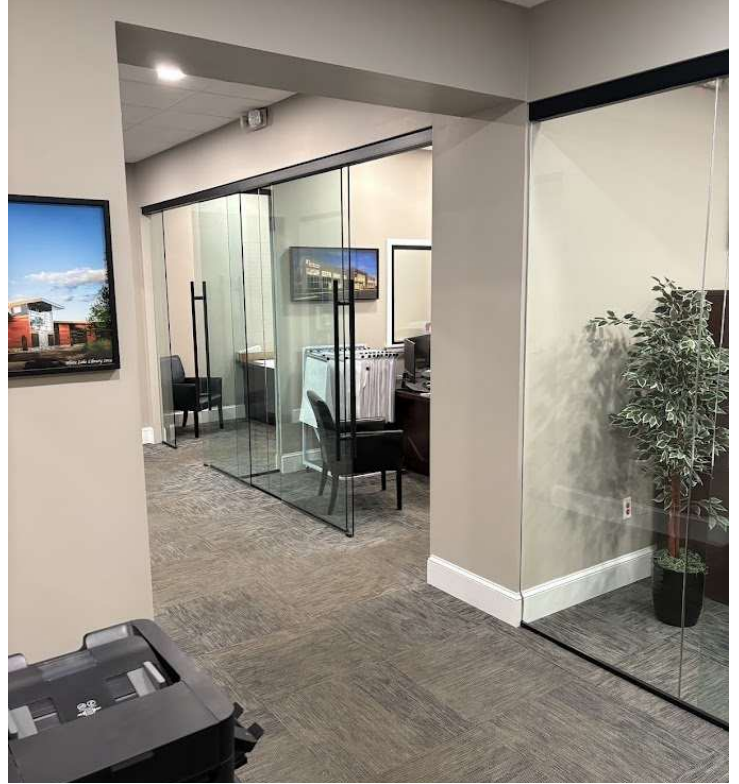
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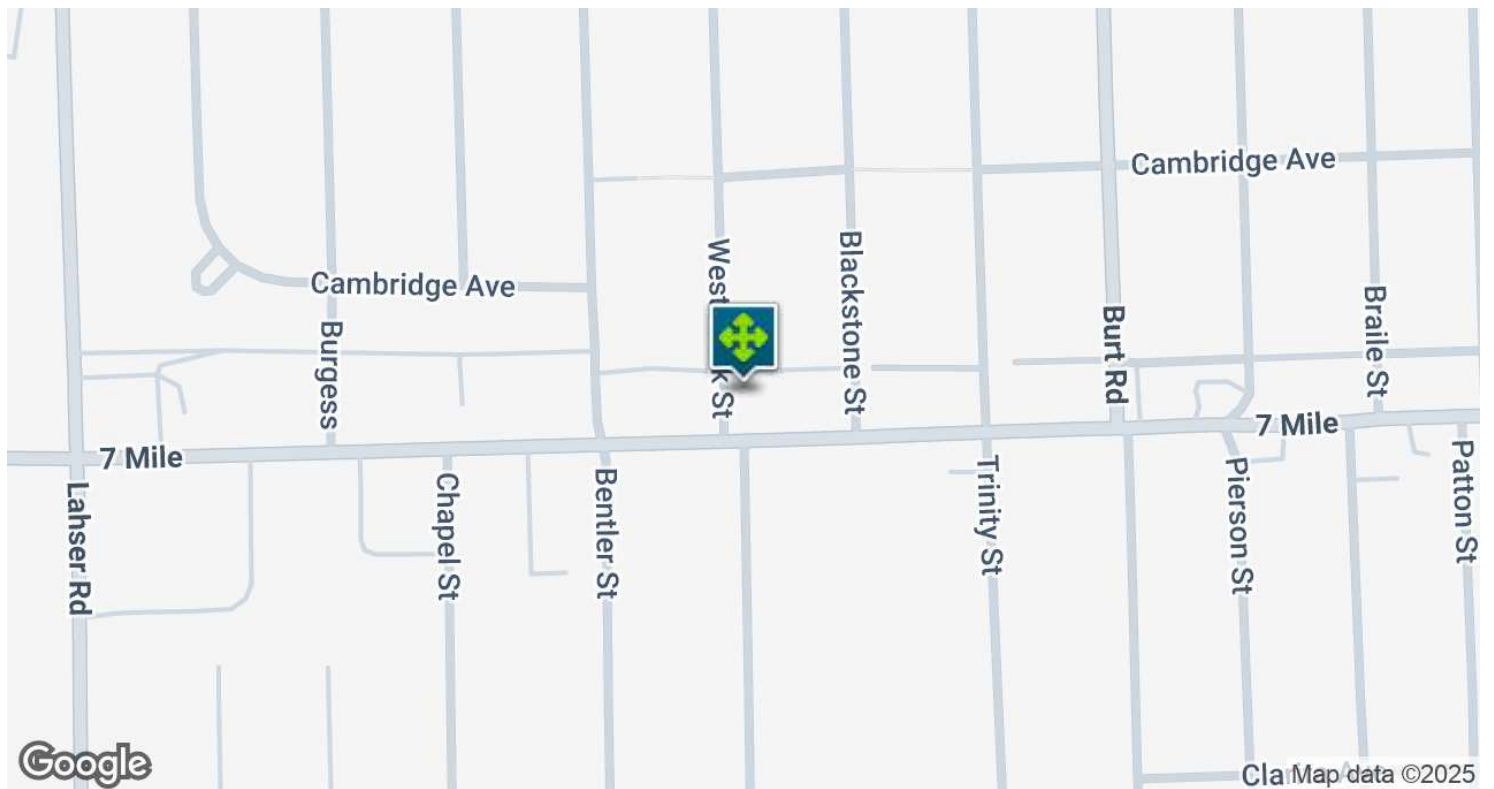
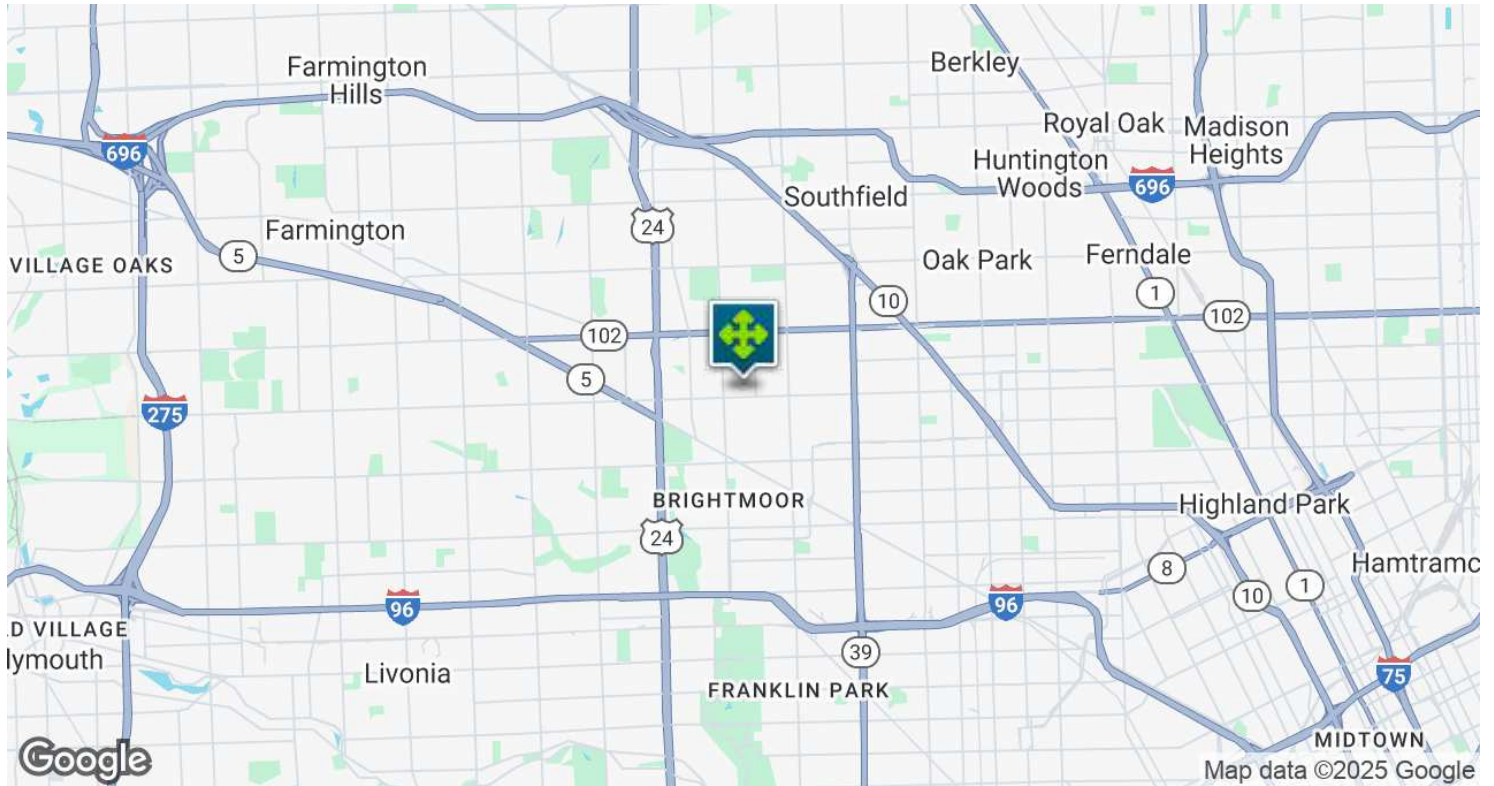
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LOCATION MAP



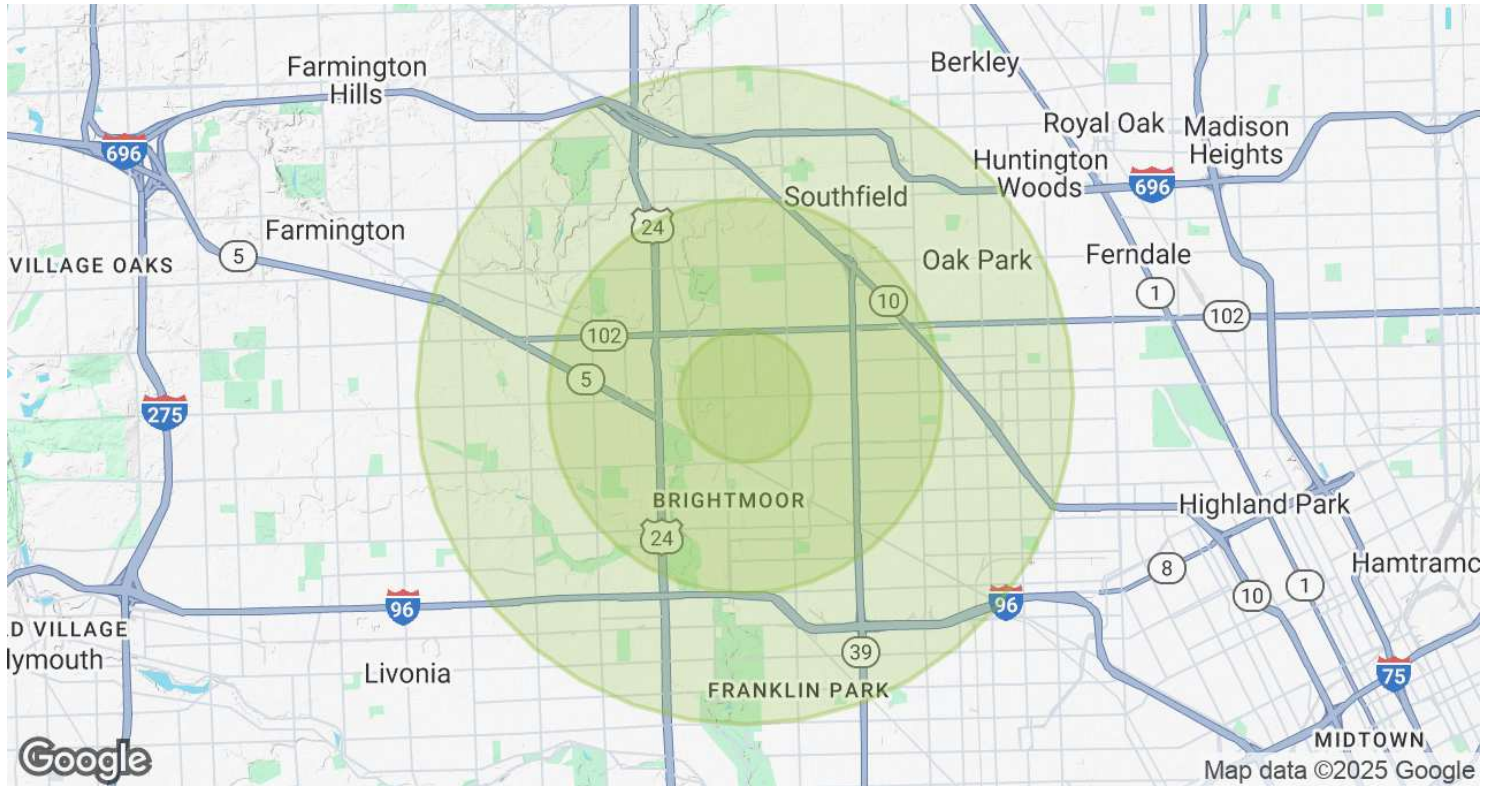
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,712	115,924	336,821
Average Age	39	40	40
Average Age (Male)	37	38	39
Average Age (Female)	40	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,165	47,461	138,342
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$51,478	\$60,523	\$69,817
Average House Value	\$96,209	\$125,459	\$151,801

Demographics data derived from AlphaMap



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