



INDUSTRIAL PROPERTY // FOR SALE

106,426 SF WAREHOUSE WITH 6 DOCKS ON 6.8 ACRES PRIME FOR REDEVELOPMENT

14700 DEXTER AVE
DETROIT, MI 48234



- Zoned M4 in an Opportunity Zone
- Easy access: 6 Docks, 5 Bay Doors
- Fully Fenced on 6.8 Acres
- Massive Parking Area & Yard
- Clear Height up to 16 ft
- Close to Lodge Fwy (M10) and I-96



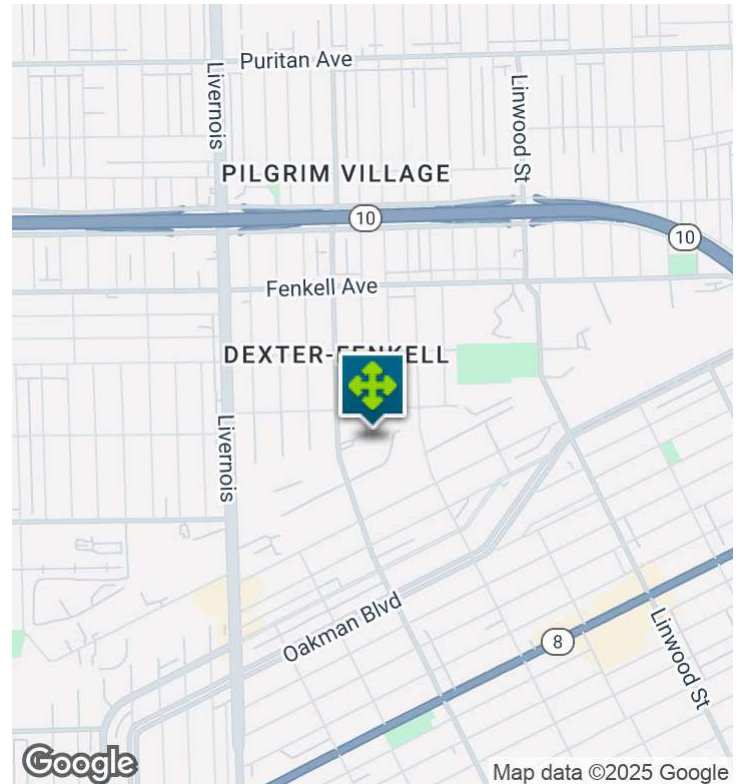
P.A. COMMERCIAL
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EXECUTIVE SUMMARY



Sale Price

\$1,800,000

OFFERING SUMMARY

Building Size:	106,426 SF
Available SF:	106,426 SF
Lot Size:	6.8 Acres
Price / SF:	\$16.91
Year Built:	1957
Zoning:	M-4 Intensive Industrial
Market:	Detroit
Submarket:	Detroit Area

PROPERTY OVERVIEW

Presenting a 106,426 SF warehouse and distribution center on Detroit's west side prime for redevelopment in an Opportunity Zone. Excellent bones for an inventory warehouse or wholesale distribution facility on 6.8 acres. Six loading docks, with three on the west side and three on the north. Large 12'x15' motorized grade-level door, along with four other drive-in doors for optimal access. Clear height up to 16'. Fire suppression infrastructure. Buss duct. Three phase power. Massive fully fenced parking area and yard mostly paved. Convenient access for bus routes. M4 Industrial Zoning. Bargain pricing at under \$17/SF.

LOCATION OVERVIEW

Centrally located near Oakman/Davison M8 (East), Livernois (West), I-96 (South) and the Lodge M10 (North) in long-standing Detroit industrial corridor. Just west of Focus Hope Campus and minutes south of the University of Detroit Mercy.



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ADDITIONAL PHOTOS



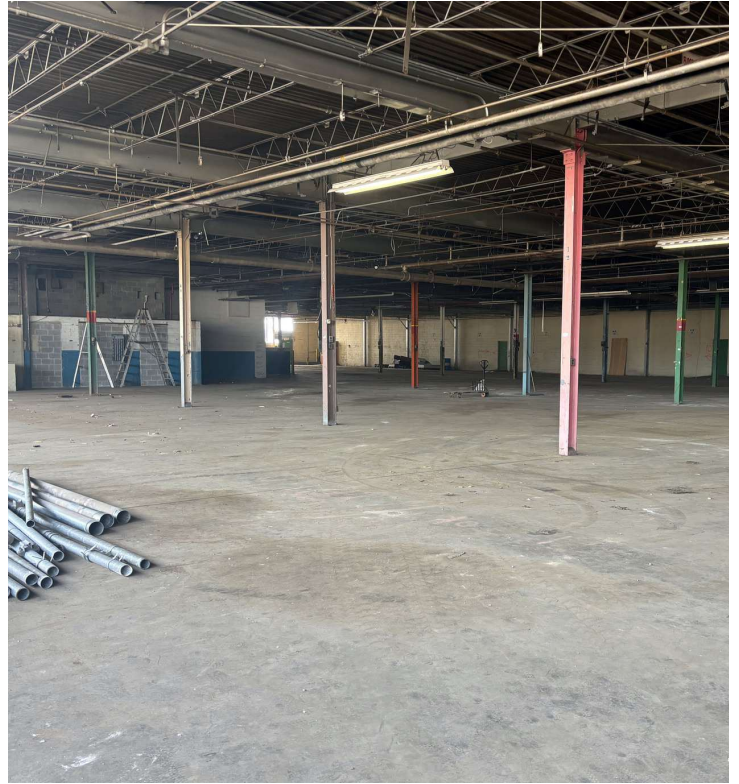
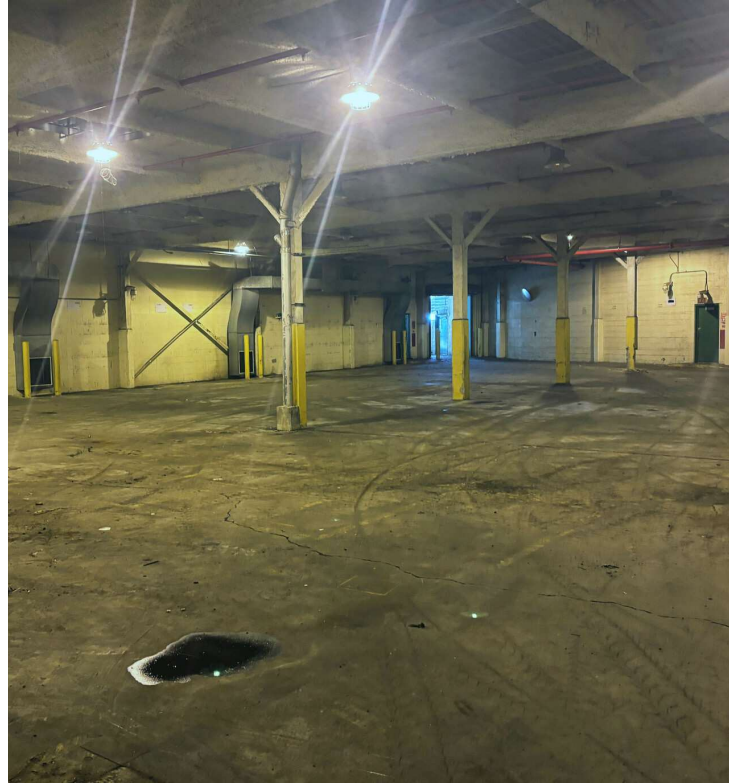
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INDUSTRIAL DETAILS

Property Type:	Industrial
Building Size:	106,426 SF
Space Available:	106,426 SF
Shop SF:	85,000 SF
Office SF:	21,425 SF
Mezzanine SF:	N/A
Occupancy:	Vacant
Zoning:	M-4 Intensive Industrial
Lot Size:	6.8 Acres
Parking Spaces:	100
Fenced Yard:	Yes
Trailer Parking:	Yes
Year Built / Renovated:	1957
Construction Type:	Masonry
Clear Height:	Up to 16'
Overhead Doors:	Five (5)
Truckwells/Docks:	Six (6)
Cranes:	No
Column Spacing:	20 x 40
Power:	3 Phase
Buss Duct:	Yes
Air Conditioning:	Three (3) Roof-Top Units
Airlines:	Yes
Exhaust Fans:	Yes
Lighting:	Fluorescent
Sprinklers:	Yes
Floor Drains:	No



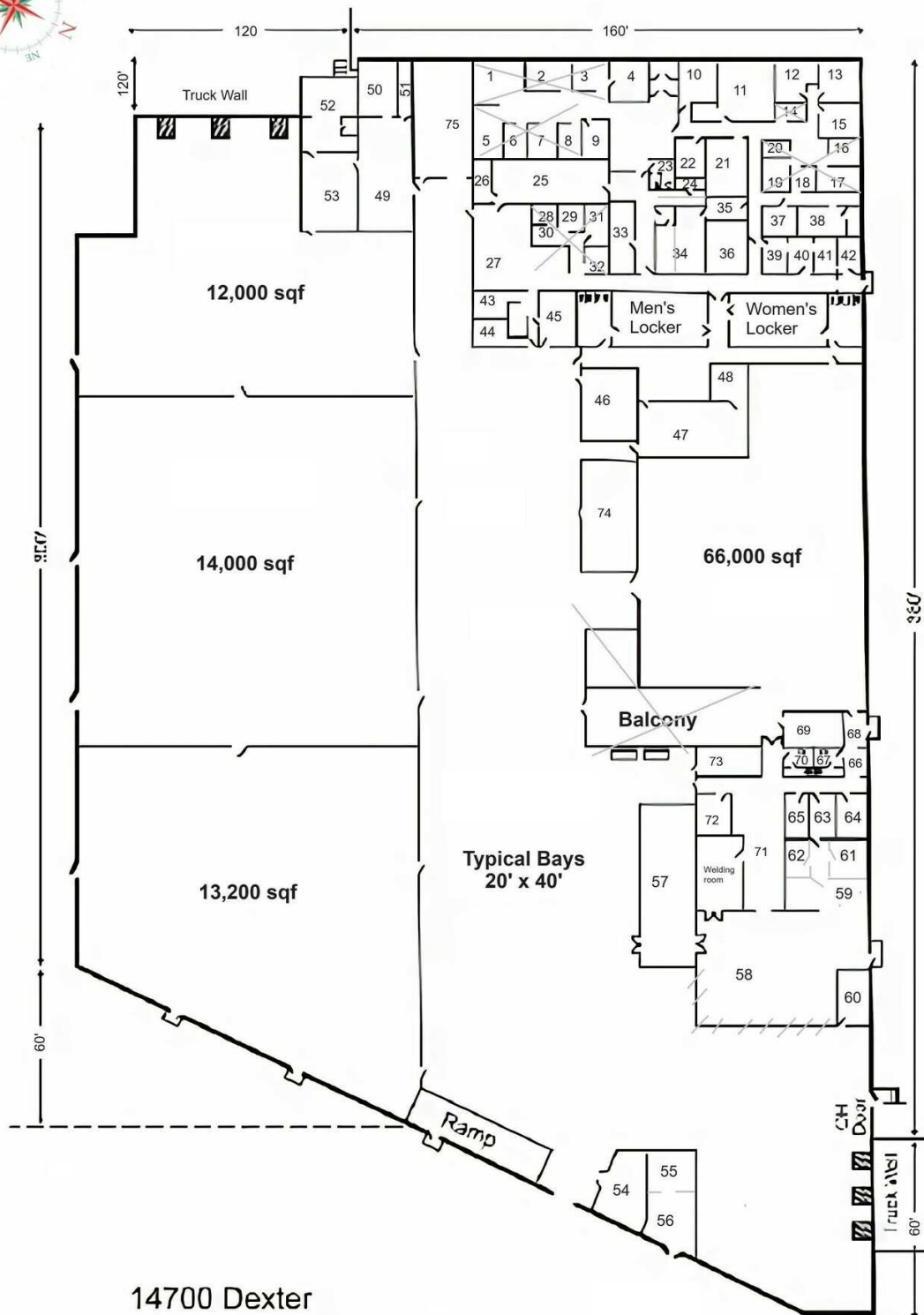
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FLOOR PLANS



14700 Dexter
Detroit, Michigan



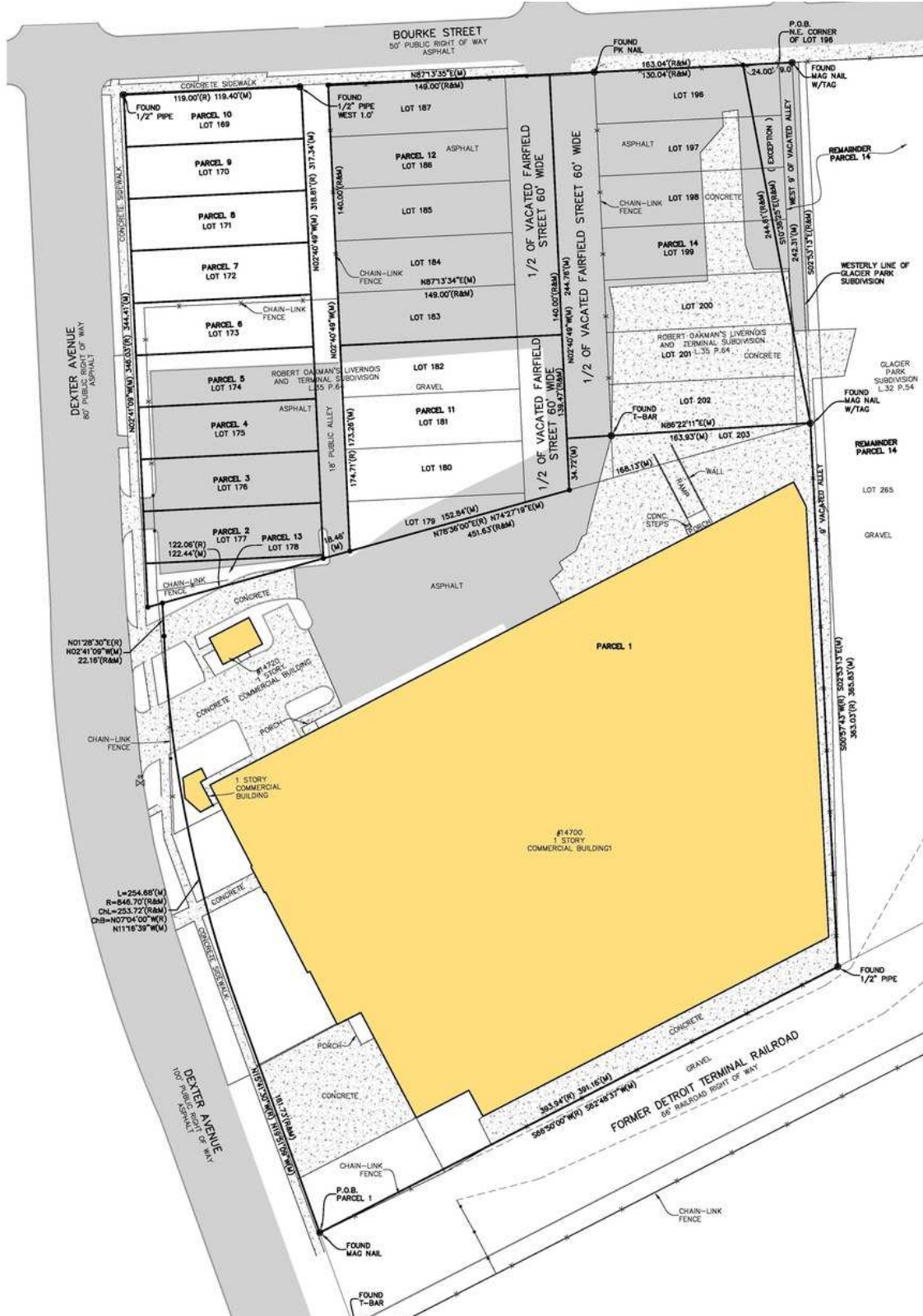
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SITE PLANS



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AERIAL MAP



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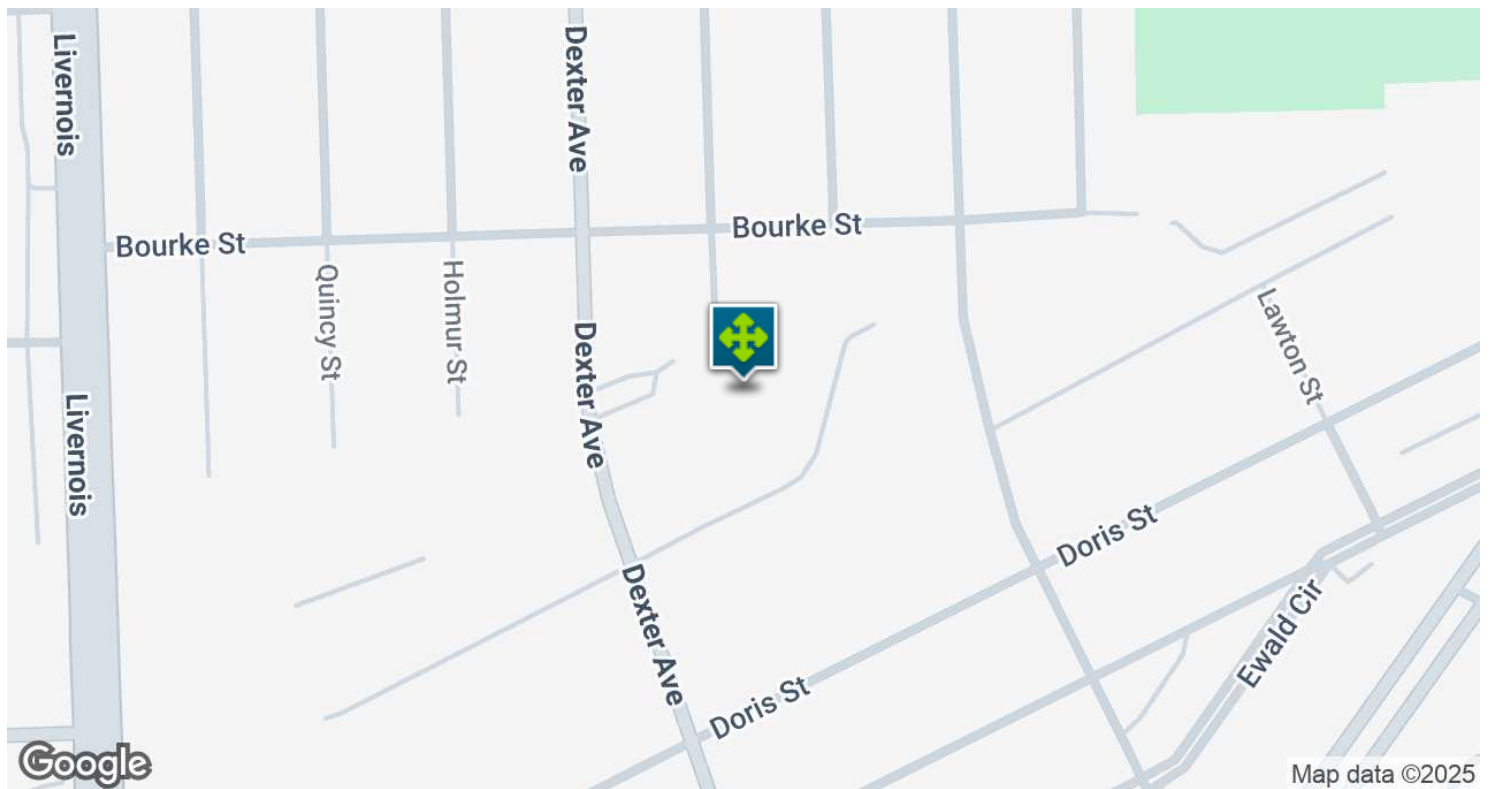
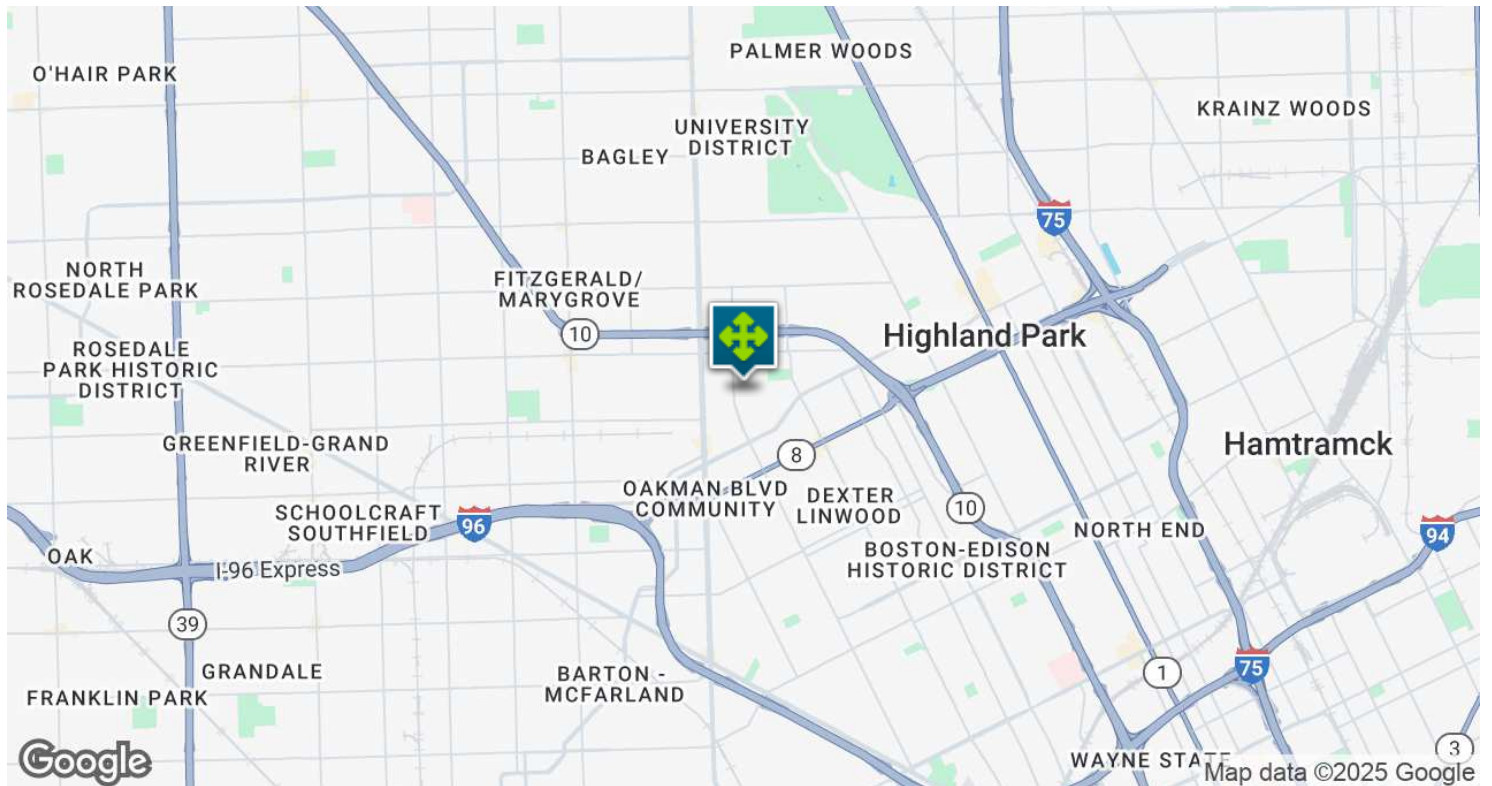
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RETAILER MAP



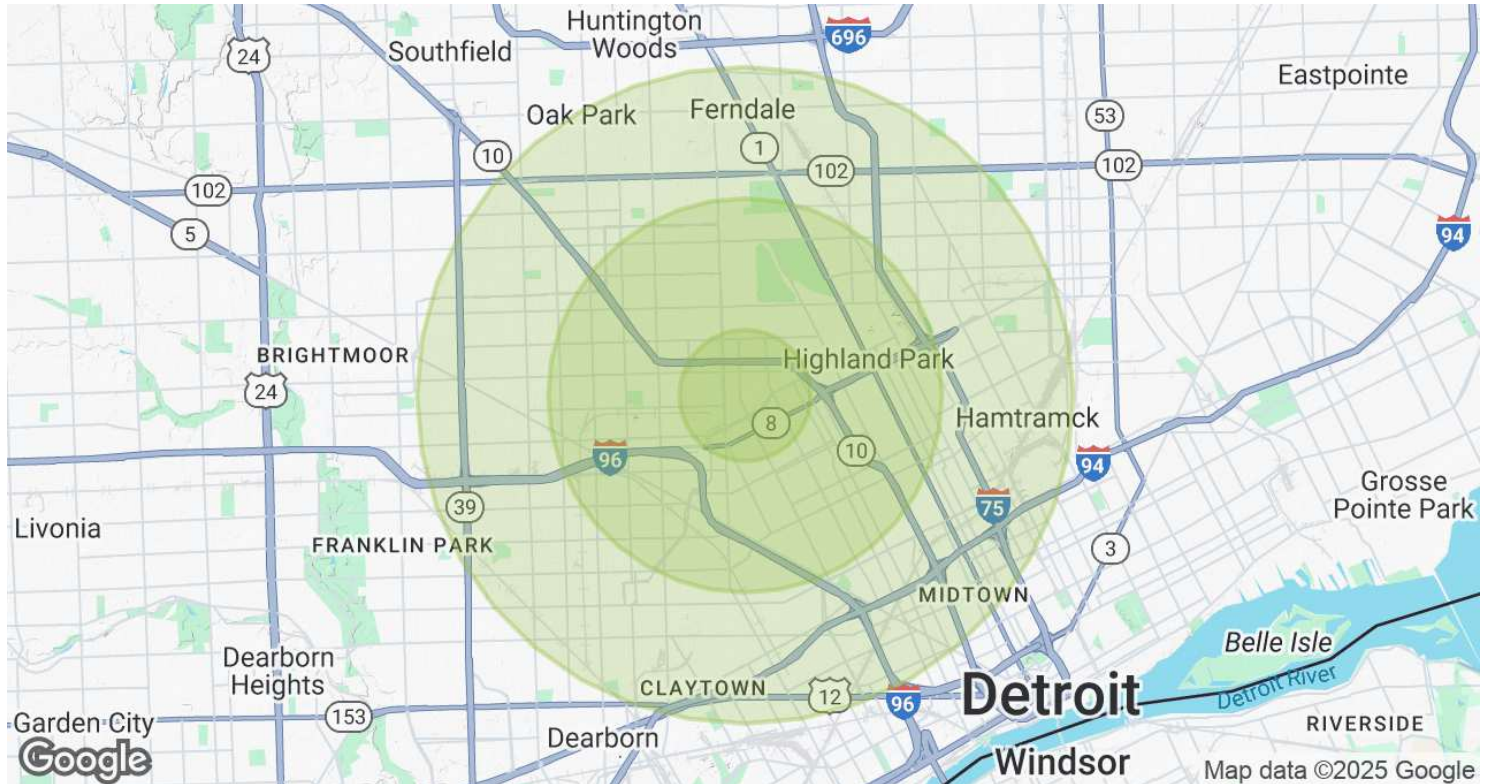
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,986	127,968	394,066
Average Age	38	39	38
Average Age (Male)	37	38	37
Average Age (Female)	39	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,196	52,221	153,520
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$44,003	\$53,786	\$57,744
Average House Value	\$113,970	\$141,312	\$153,484

Demographics data derived from AlphaMap

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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