

BUILDING 3: 5,880 SF

INDUSTRIAL PROPERTY // FOR LEASE

BUILDING 2: 5,880 SF

13,932 SF WAREHOUSE COMPLEX NEAR WOODWARD IN AN OPPORTUNITY ZONE

19735-19745 RALSTON ST

DETROIT, MI 48203



- 2,172- 13,932 SF Warehouse Space Available
- 1.38 Acre Site with Ample Parking
- Updated & Clean Throughout
- 3 Phase Power | 12' Clear Height
- Three (3) 10' x 12' Grade Level Doors
- Located in an Opportunity Zone
- Great location Off Woodward & State Fair Ave



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26555 Evergreen Road, Suite 1500

Southfield, MI 48076

248.358.0100

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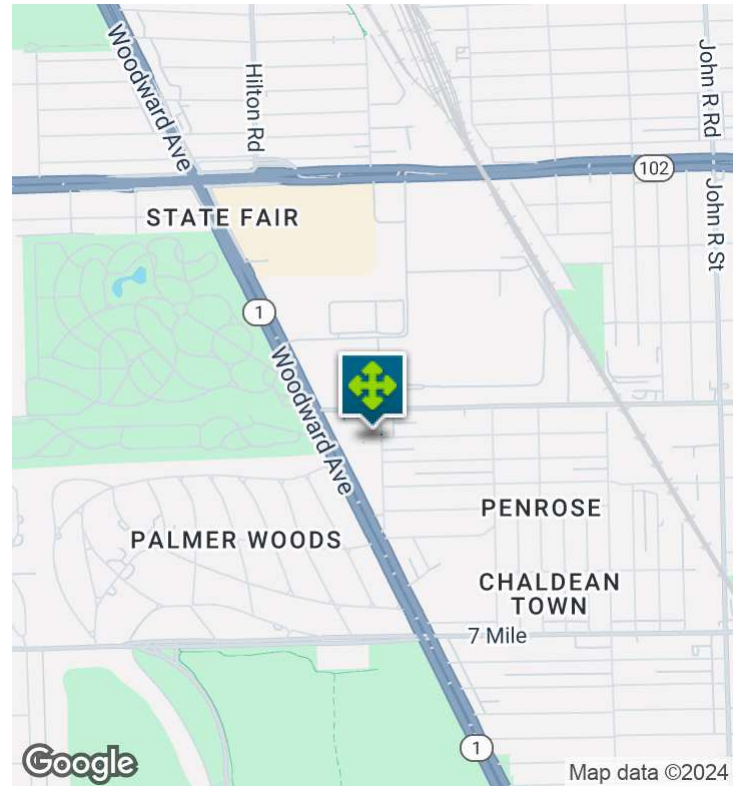
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19735-19745 RALSTON ST, DETROIT, MI 48203 // FOR LEASE

EXECUTIVE SUMMARY

BUILDING 2: 5,880 SF



Lease Rate	\$9.00 SF/YR (GROSS)
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PROPERTY OVERVIEW

Seize the chance to establish or expand your business in the rapidly growing Detroit market with this exceptional package deal! This family-owned property, held for over 30 years, features three versatile buildings situated on a 1.38-acre parcel zoned B-4 for commercial use. There are currently three industrial buildings for lease. Building 1 is 2,171 SF and Building 2 and 3 are 5,880 SF.

OFFERING SUMMARY

Building Size:	13,932 SF
Available SF:	2,172 - 13,932 SF
Lot Size:	1.38 Acres
Year Built:	1953
Zoning:	B-4
Market:	Detroit
Submarket:	Detroit E of Woodward
Traffic Count:	23,689

Each building has undergone thoughtful upgrades over the years, ensuring functionality and modern adaptability for a wide range of commercial or industrial uses. With 3-phase power and 220V available on-site, the property is equipped to handle heavy electrical loads. Ceiling heights ranging from 10 to 12 feet provide ample flexibility for storage, equipment, or workspace needs.

The property's strategic layout includes plenty of parking and logistical space, making it ideal for businesses seeking a prime location in one of Detroit's most dynamic growth areas. Opportunities like this are rare—don't miss your chance to secure a property that combines proven reliability, modern features, and unbeatable potential in a thriving market.



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19735-19745 RALSTON ST, DETROIT, MI 48203 // FOR LEASE LEASE SPACES

BUILDING 2: 5,880 SF



LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	2,172 - 13,932 SF	Lease Rate:	\$9.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
19741 Ralston St (Building 1)	Available	2,172 - 13,932 SF	Gross	\$9.00 SF/yr
19735 Ralston St (Building 2)	Available	5,880 - 13,932 SF	Gross	\$9.00 SF/yr
19745 Ralston St (Building 3)	Available	5,880 - 13,932 SF	Gross	\$9.00 SF/yr

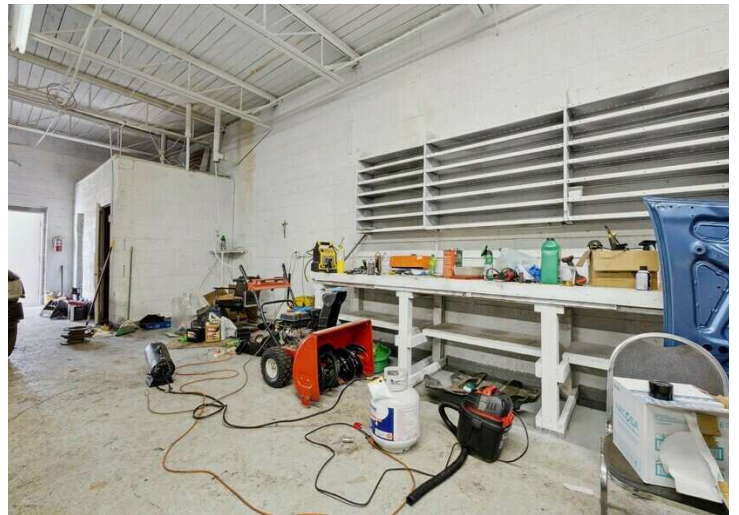
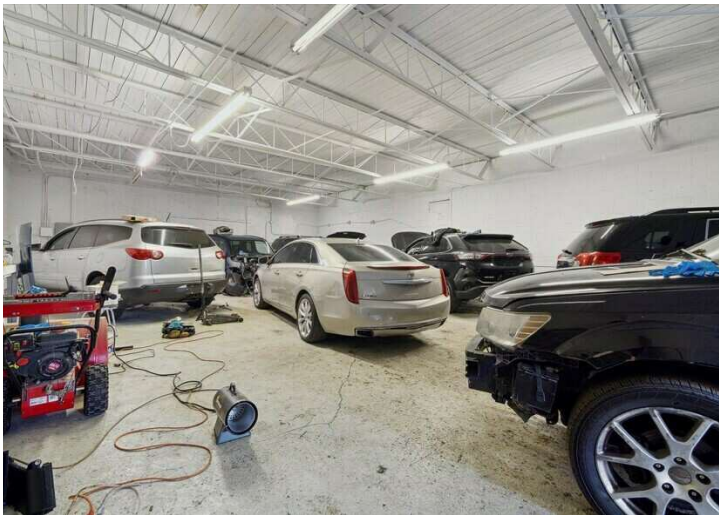
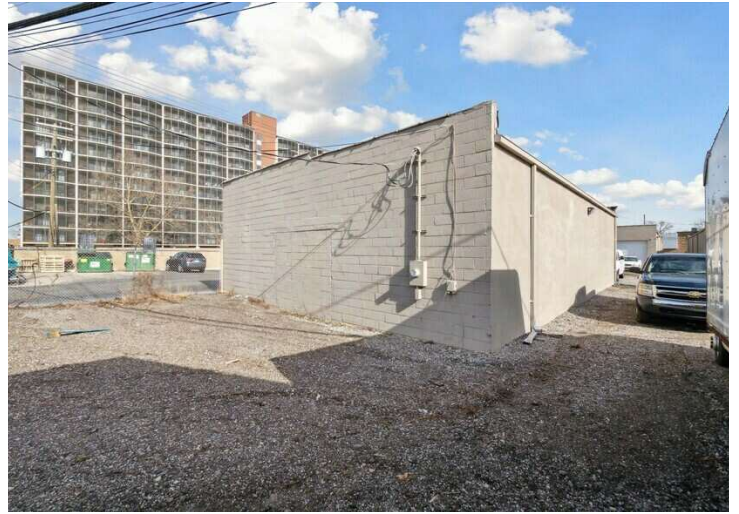
BUILDING 2: 5,880 SF

BUILDING 3: 5,880 SF

19741 RALSTON ST, DETROIT, MI 48203 // FOR LEASE

BUILDING 1 // PHOTOS

BUILDING 2: 5,880 SF



BUILDING 2: 5,880 SF

BUILDING 3: 5,880 SF

19741 RALSTON ST, DETROIT, MI 48203 // FOR LEASE

BUILDING 1 // INDUSTRIAL DETAILS

BUILDING 2: 5,880 SF

Property Type:	Warehouse/Distribution
Space Available:	2,171 SF
Shop SF:	1,953 SF
Office SF:	218 SF
Occupancy:	Immediately
Zoning:	B-4
Lot Size:	1.38 Acres
Parking Spaces:	10
Fenced Yard:	Yes
Trailer Parking:	No
Year Built / Renovated:	1953
Construction Type:	Masonry
Clear Height:	12' (10' to beams)
Overhead Doors:	One
Truckwells/Docks:	None
Cranes:	None
Column Spacing:	N/A
Power:	3-Phase
Buss Duct:	No
Air Conditioning:	No
Heat Type:	Gas Unit
Lighting:	LED
Sprinklers:	No
Floor Drains:	No

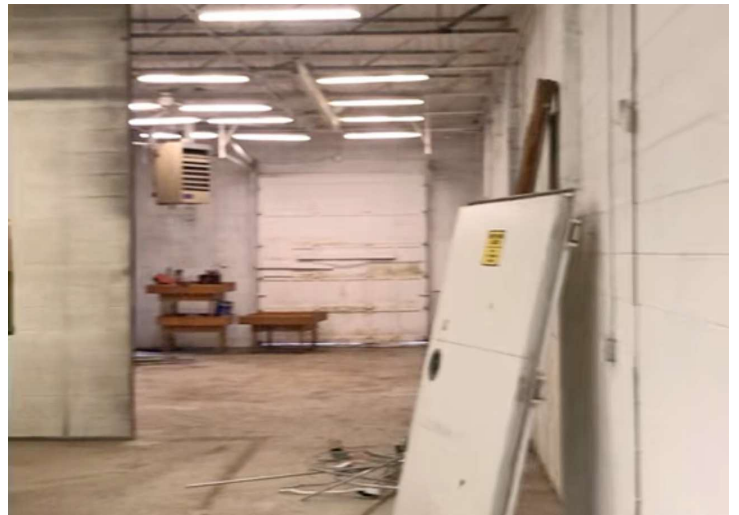
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BUILDING 3: 5,880 SF

19735 & 19745 RALSTON ST, DETROIT, MI 48203 // FOR LEASE

BUILDING 2 & 3 // PHOTOS

BUILDING 2: 5,880 SF



BUILDING 2: 5,880 SF

19735 RALSTON ST, DETROIT, MI 48203 // FOR LEASE

BUILDING 2 // INDUSTRIAL DETAILS

BUILDING 3: 5,880 SF

BUILDING 2: 5,880 SF

Property Type:	Warehouse/Distribution
Space Available:	5,880 SF
Shop SF:	5,280 SF
Office SF:	600 SF
Occupancy:	Available January, 2025
Zoning:	B-4
Lot Size:	1.38 Acres
Parking Spaces:	10
Fenced Yard:	Yes
Trailer Parking:	No
Year Built / Renovated:	1953
Construction Type:	Masonry
Clear Height:	12' (10' to beams)
Overhead Doors:	One (1) 10' x 12'
Truckwells/Docks:	None
Cranes:	None
Column Spacing:	None
Power:	3-Phase
Buss Duct:	No
Air Conditioning:	No
Heat Type:	Gas Unit
Lighting:	LED
Sprinklers:	N/A
Floor Drains:	N/A

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BUILDING 3 // INDUSTRIAL DETAILS

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Property Type:	Warehouse/Distribution
Space Available:	5,880 SF
Shop SF:	5,280 SF
Office SF:	600 SF
Occupancy:	Available March, 2025
Zoning:	B-4
Lot Size:	1.38 Acres
Parking Spaces:	10
Fenced Yard:	Yes
Trailer Parking:	No
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RETAILER MAP

BUILDING 2: 5,880 SF



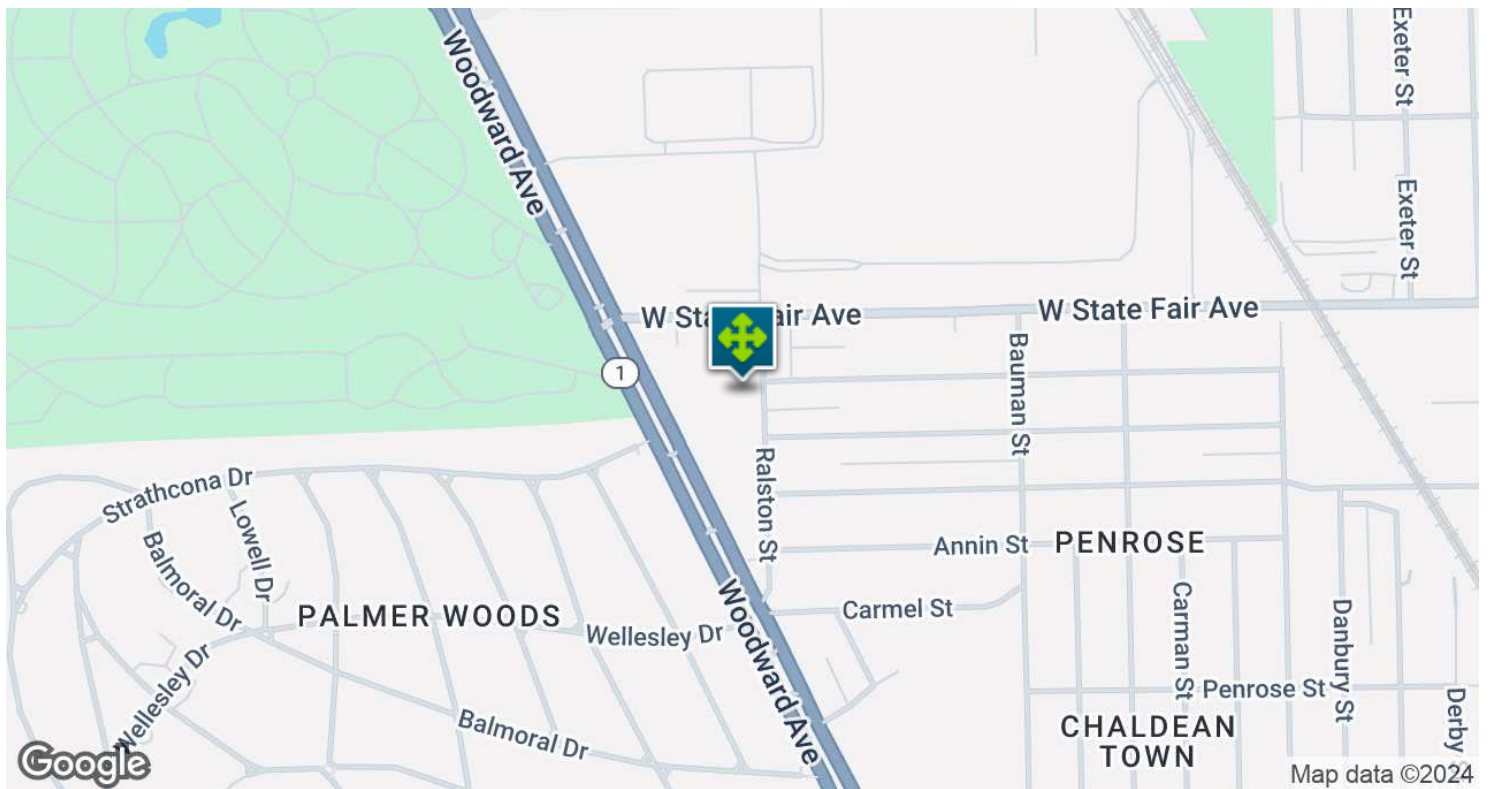
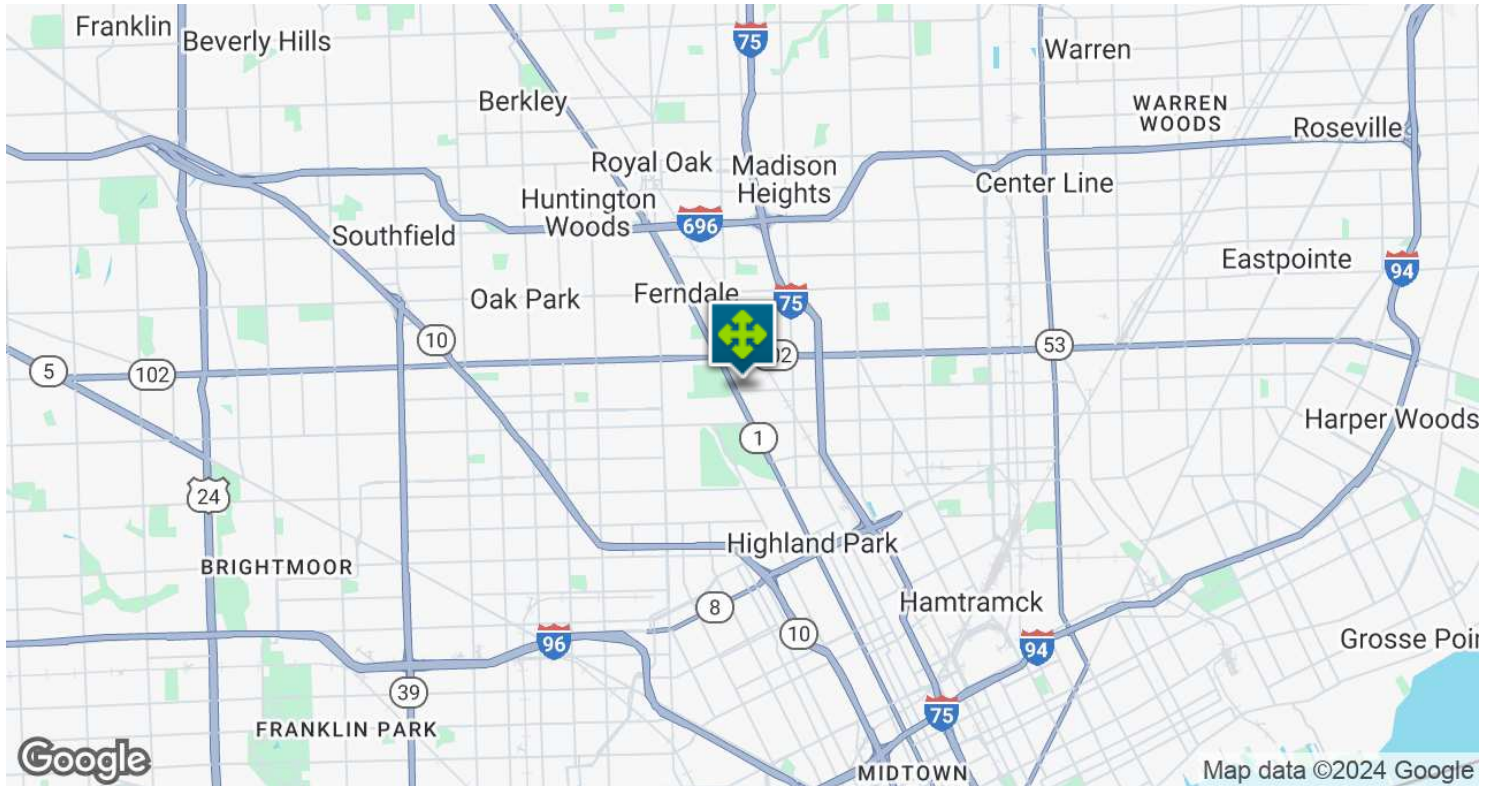
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LOCATION MAP

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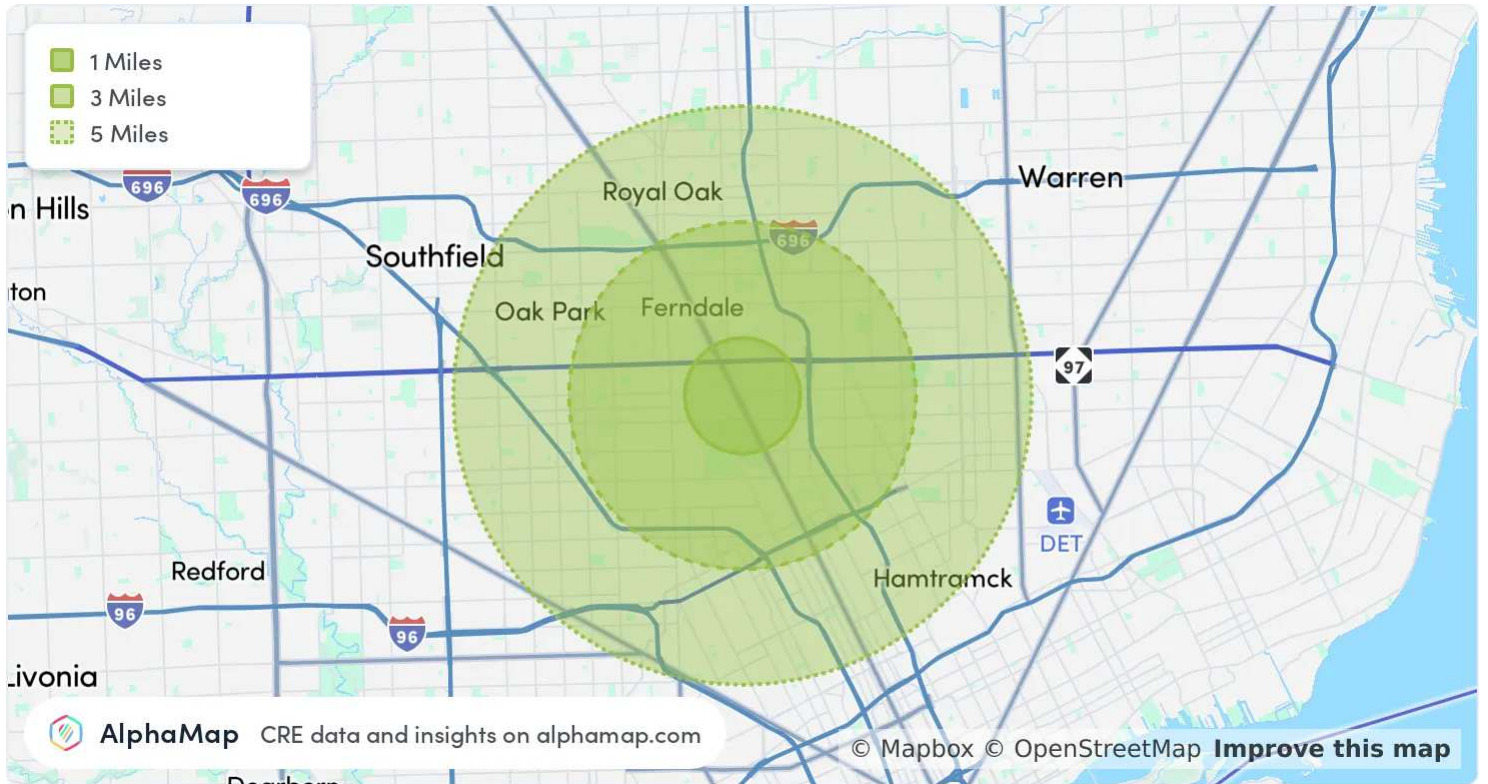
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AREA ANALYTICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,451	130,626	403,967
Average Age	42	40	39
Average Age (Male)	41	39	38
Average Age (Female)	42	41	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,316	57,016	167,777
Persons per HH	2.2	2.3	2.4
Average HH Income	\$91,397	\$70,994	\$71,116
Average House Value	\$256,927	\$169,355	\$176,388
Per Capita Income	\$41,544	\$30,866	\$29,631

Map and demographics data derived from AlphaMap

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CONTACT US

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FOR MORE INFORMATION, PLEASE CONTACT:



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