



**INDUSTRIAL PROPERTY // FOR SALE / LEASE**

# 14,000 SF WAREHOUSE BUILDING ON 1.4 ACRES WITH 3 BAY DOORS

19430 MOUNT ELLIOTT ST  
DETROIT, MI 48234



- 11,500 SF warehouse
- 2,500 SF office w/ AC
- M4 industrial zoning
- 12'-20' ceiling height
- 2 docks and one (1) overhead door
- 3-phase power
- Fully fenced property with ample parking
- Close proximity to major transportation routes



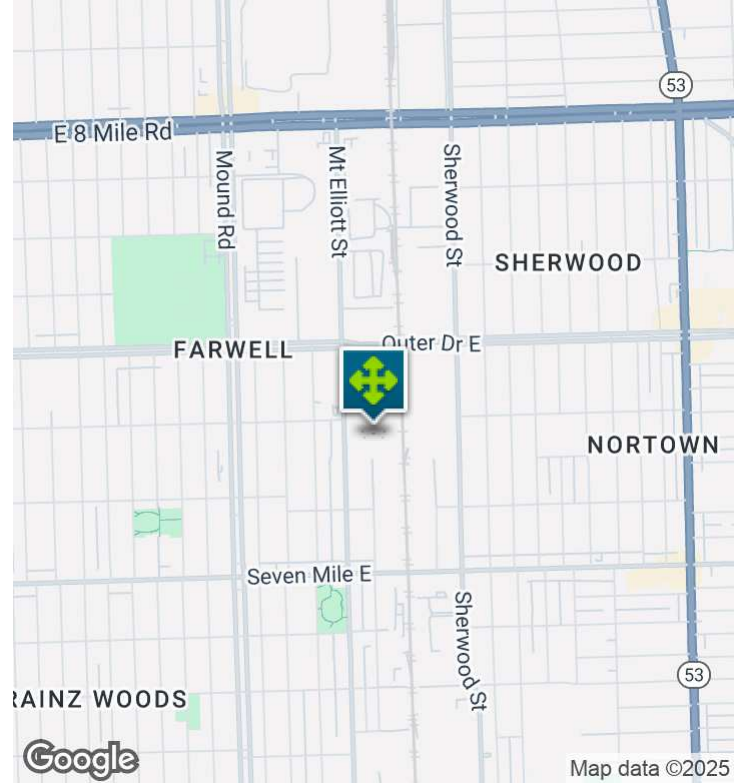
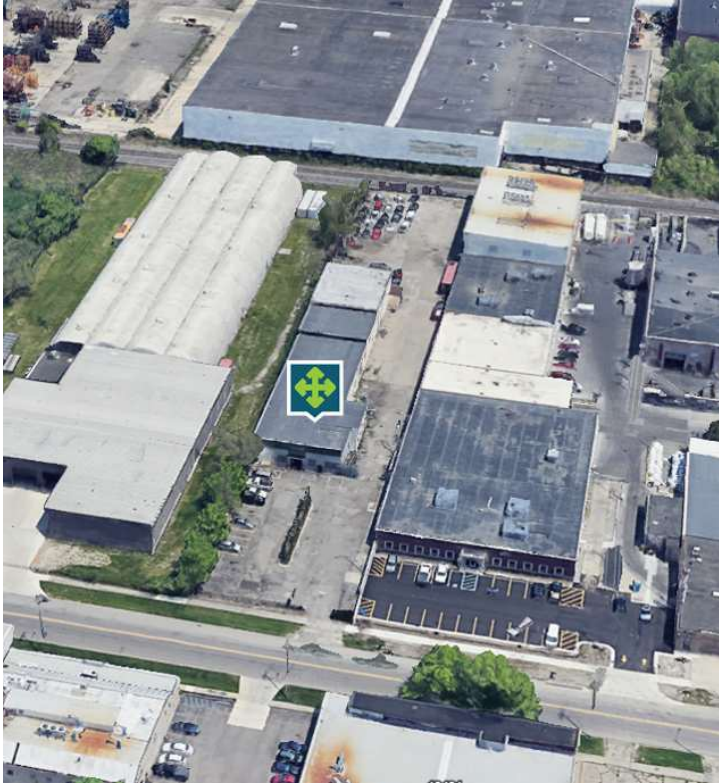
**P.A. COMMERCIAL**  
Corporate & Investment Real Estate



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# EXECUTIVE SUMMARY



<b>Sale Price</b>	<b>\$1,700,000</b>
<b>Lease Rate</b>	<b>\$11.57 SF/YR (NNN)</b>

## OFFERING SUMMARY

<b>Building Size:</b>	14,000 SF
<b>Available SF:</b>	14,000 SF
<b>Lot Size:</b>	1.4 Acres
<b>Price / SF:</b>	\$121.43
<b>Year Built:</b>	1950
<b>Renovated:</b>	2011
<b>Zoning:</b>	M4 Industrial
<b>Market:</b>	Detroit
<b>Submarket:</b>	Detroit E of Woodward

## PROPERTY OVERVIEW

Impressive 14,000 SF industrial building in the heart of the Mount Elliott Development District available for sale & lease. Easy access on 1.4 acres with 2 truck docks and 1 grade-level overhead door. Hi-lo forklift available. Ample parking with at least 30 spaces in front. Lots of room for parking and outside storage in back. Fully fenced property. Zoned M4 Industrial. LED lighting. Ceiling height 12-20 feet. Three-phase power. The building has a current tenant who can vacate within a few months.

The owner does not want to disturb current tenant employees or customer base. DO NOT approach the business or its employees. Please contact broker.

## LOCATION OVERVIEW

Located on Detroit's east side near Mound Road and 7 Mile inside Mount Elliott Development District. Adjacent to railways, FCA Warren Stamping Plant, Warren Truck Plant, and quick access to M-53/Van Dyke Expressway and 8 Mile Road.

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## INDUSTRIAL DETAILS

<b>Property Type:</b>	Warehouse/Distribution
<b>Building Size:</b>	14,000 SF
<b>Space Available:</b>	14,000 SF
<b>Shop SF:</b>	11,500 SF
<b>Office SF:</b>	2,500 SF
<b>Occupancy:</b>	Tenant can vacate within a few months
<b>Zoning:</b>	M4 Industrial
<b>Lot Size:</b>	1.4 Acres
<b>Parking Spaces:</b>	30
<b>Fenced Yard:</b>	Yes
<b>Trailer Parking:</b>	Yes
<b>Year Built / Renovated:</b>	1950 / 2011
<b>Construction Type:</b>	Masonry Brick/Block
<b>Clear Height:</b>	12 - 20'
<b>Overhead Doors:</b>	One (1)
<b>Truckwells/Docks:</b>	Two (2)
<b>Cranes:</b>	No
<b>Column Spacing:</b>	Clear Span
<b>Power:</b>	3-Phase
<b>Buss Duct:</b>	No
<b>Air Conditioning:</b>	Office Only
<b>Heat Type:</b>	N/A
<b>Lighting:</b>	LED
<b>Sprinklers:</b>	No



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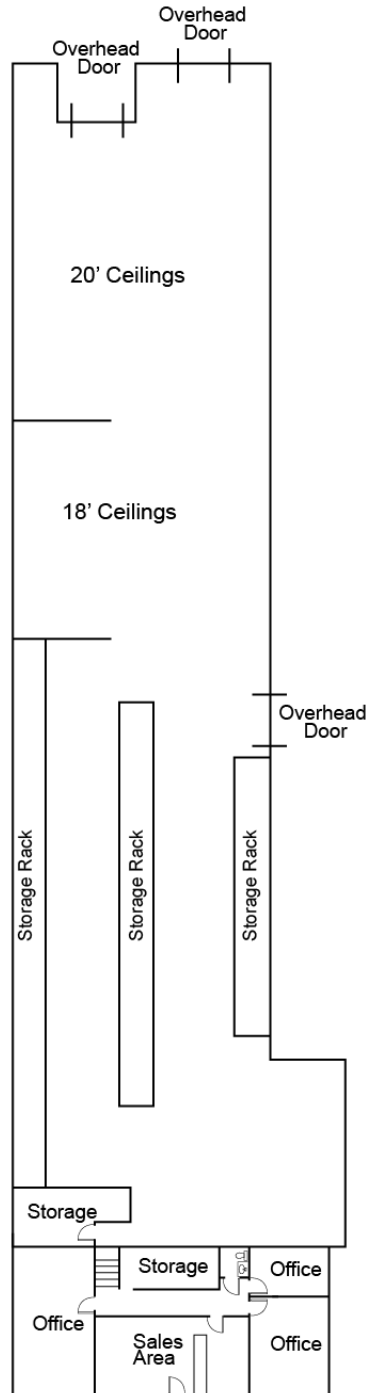
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# FLOOR PLANS



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# ADDITIONAL PHOTOS



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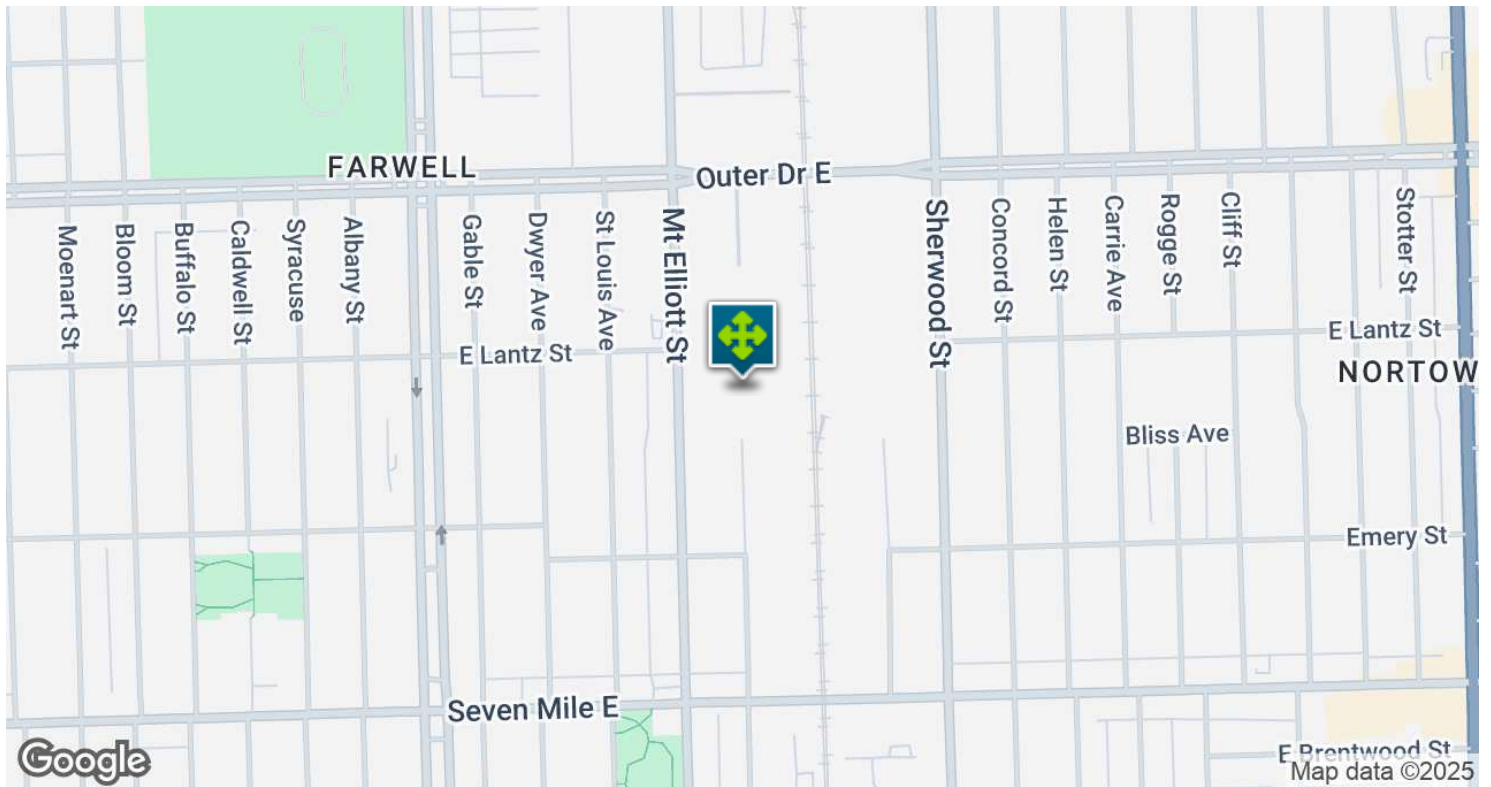
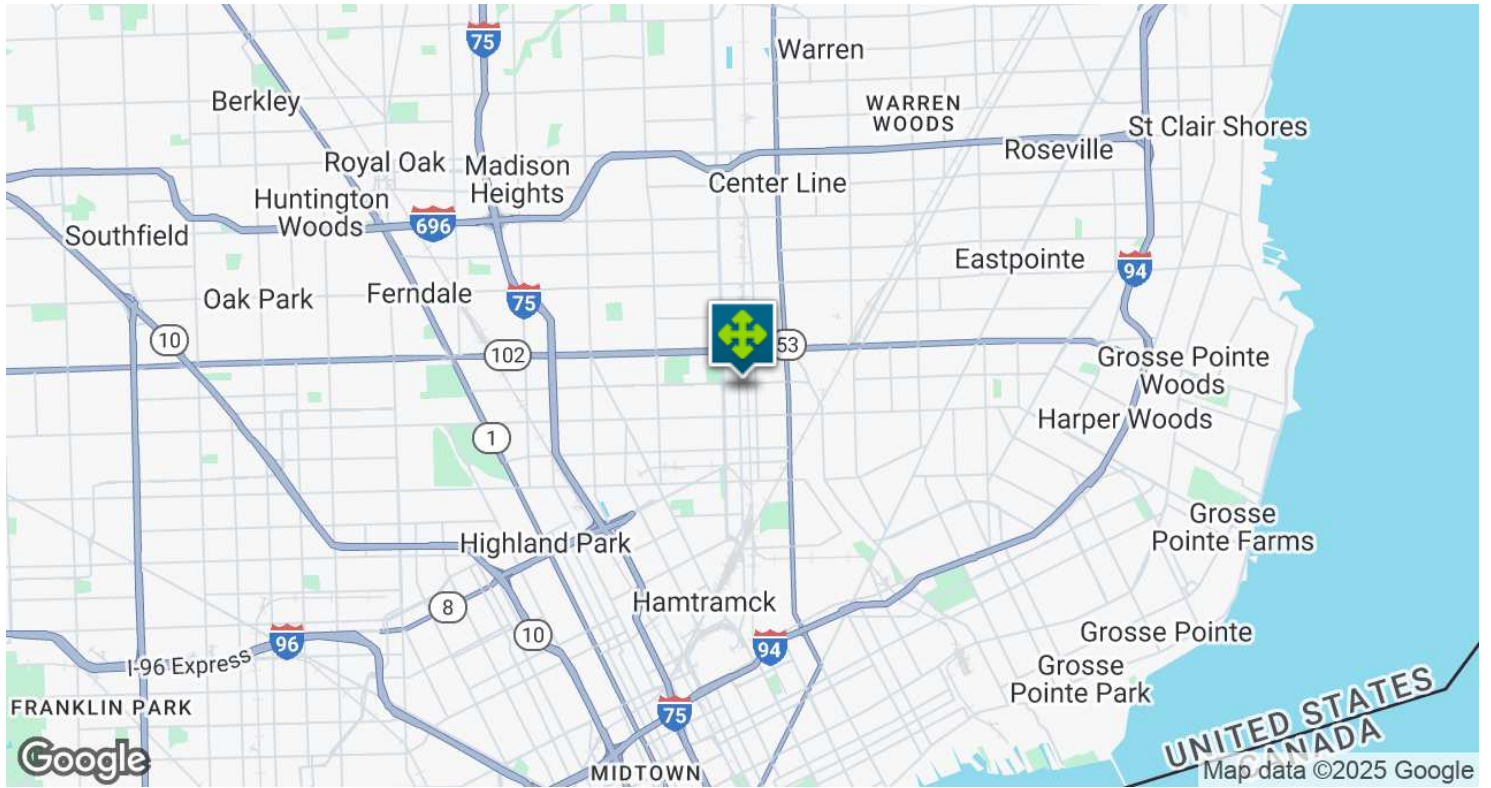
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# RETAILER MAP



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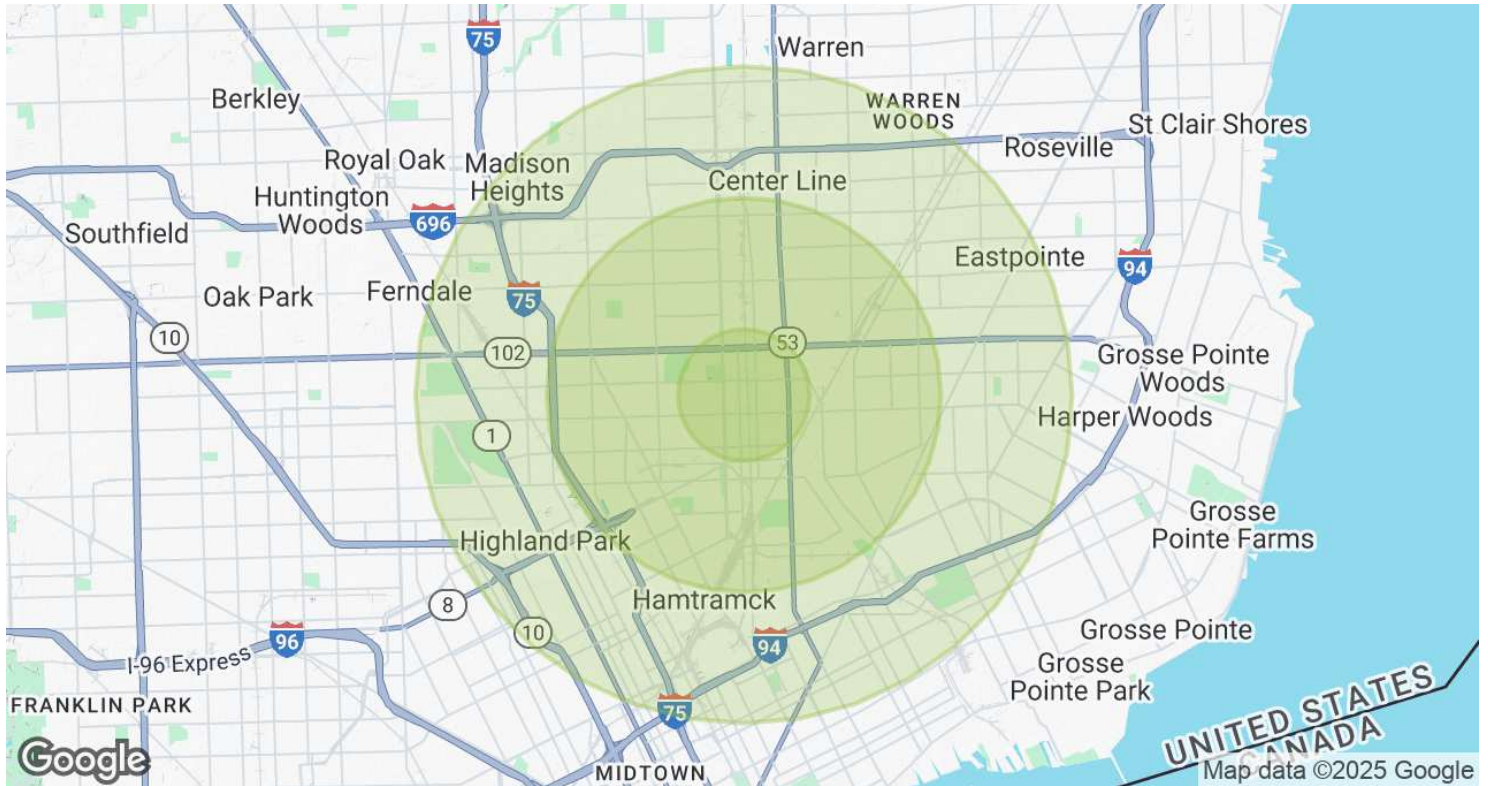
# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	12,759	132,330	323,314
<b>Average Age</b>	38	37	38
<b>Average Age (Male)</b>	36	36	37
<b>Average Age (Female)</b>	39	37	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	4,907	47,626	126,374
<b># of Persons per HH</b>	2.6	2.8	2.6
<b>Average HH Income</b>	\$50,365	\$52,800	\$60,587
<b>Average House Value</b>	\$90,870	\$106,386	\$136,567

Demographics data derived from AlphaMap



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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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