

REO SALE - PLYMOUTH TECHNOLOGY & RESEARCH FACILITY

*47785 W Anchor Court
Plymouth, MI 48170
(Detroit MSA)*



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PROPERTY INFORMATION



Offering Summary

Sale Price:	Subject To Offer
Building Size:	41,417 SF
Lot Size:	2.8 Acres
Clear Height:	24'
Dock High Doors:	One (1)
Grade Level Doors:	One (1)
Year Built:	1994
Zoning:	TAR
Parking:	114 Spaces

Property Overview

Opportunity to acquire a 41,417-square-foot industrial R&D/flex facility on 2.80 acres in Plymouth Township's established Technology and Research corridor. Constructed in 1994, the property offers a highly functional mix of office and flex/industrial space with 24-foot clear heights, full air conditioning, heavy power, one (1) dock-high door, one (1) grade-level door, and 114 parking spaces. Specialized infrastructure includes a dynamometer and an approx. 6,955-square-foot anechoic chamber. Auria currently occupies approximately 2,600 square feet of the building pursuant to a month-to-month lease, providing interim income while preserving near-term flexibility for a future owner. The Property features immediate access to M-14, I-275, and I-96 and presents a compelling opportunity for lease-up, adaptive reuse, repositioning, or future owner-occupancy in one of Western Wayne County's most accessible and supply-constrained flex corridors.

Property Highlights

- Rare opportunity to acquire a specialized R&D / flex asset in Plymouth Township's established Technology and Research corridor with immediate access to Michigan Highway 14, I-275, and I-96
- Highly functional mix of office and flex space with 24' warehouse clear heights, dock and grade-level loading, and 114 parking spaces on-site
- Existing dynamometer and anechoic chamber infrastructure offers unique appeal for testing, engineering, and advanced manufacturing users

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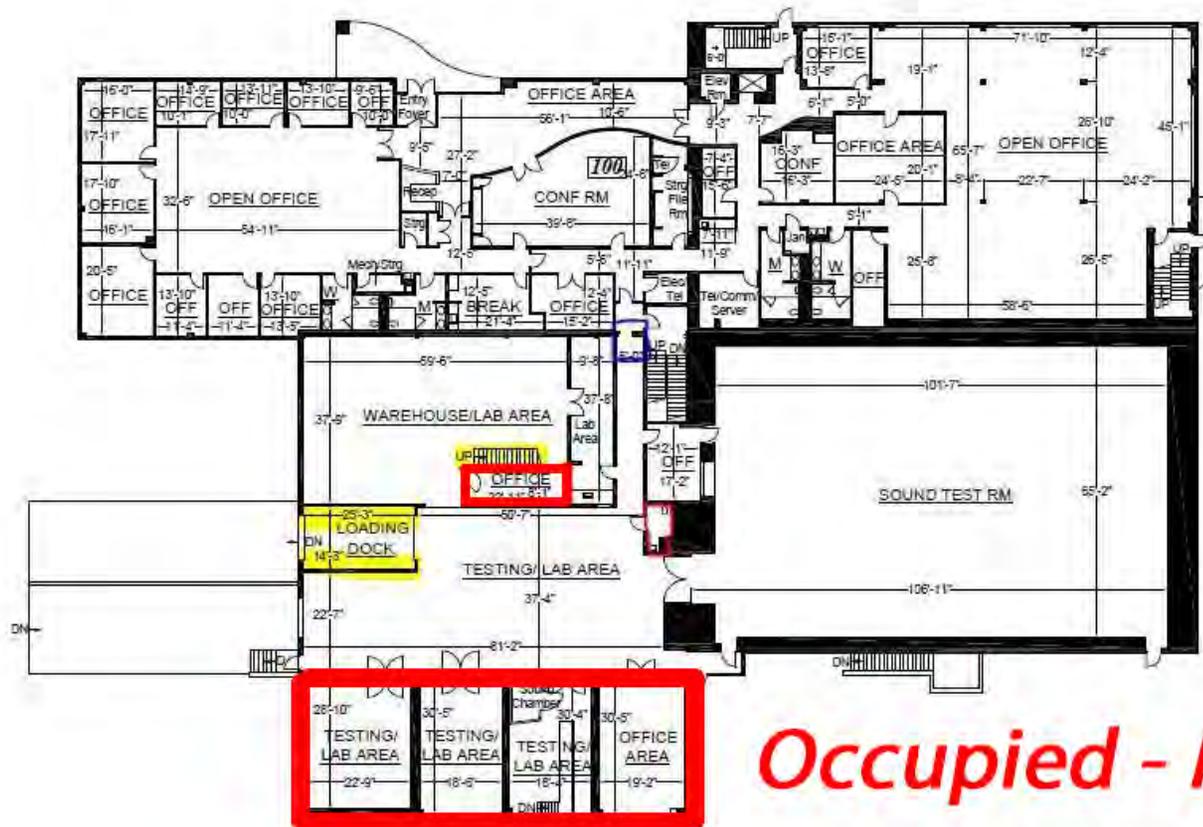
Premises (Outlined in Red)

FLOOR PLAN

W. ANCHOR CT.

AURIA BUILDING
47785 W ANCHOR CT
TOWNSHIP OF NORTHVILLE, MI

FIRST FLOOR
(As Measured: October 2023)



ANCHOR HIGHWAY

Occupied - MTM

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LOCATION INFORMATION

INDUSTRIAL PROPERTY FOR SALE

LOCATION DESCRIPTION



Location Description

47785 W Anchor Ct is located in Plymouth Township in northwest Wayne County, an established suburban research, office, and industrial corridor approximately 28 miles northwest of Downtown Detroit. The Property benefits from strong regional accessibility within a well-positioned Technology and Research district characterized by a blend of office, retail, and industrial development, with industrial uses concentrated in the southern and eastern portions of the surrounding neighborhood. The site is conveniently situated with frontage along Anchor Ct and Anchor Hwy and offers direct access to Michigan Highway 14, with quick connectivity to Interstate-275 and Interstate-96, featuring efficient access throughout Metro Detroit. The surrounding area has historically developed along its major thoroughfares and remains in the stability stage of its economic life cycle, while nearby support services and future development capacity continue to reinforce the corridor's long-term appeal.

From an investment and occupancy standpoint, the location is particularly well suited for R&D, flex, and light industrial users as it combines freeway-driven accessibility with a high-image, campus-style zoning environment designed to accommodate attractive buildings and research-oriented uses. The Property also benefits from proximity to a strong surrounding demographic base and convenient accessibility to both Downtown Detroit and Detroit Metropolitan Airport, supporting a wide range of business and operational needs. More broadly, the Western Wayne County and Livonia-area flex markets continue to demonstrate healthy occupancy and favorable leasing fundamentals, reinforcing the area's appeal for both owner-users and investors. With direct freeway connectivity, established surrounding uses, and placement within a proven research and flex corridor, 47785 W Anchor Ct is well positioned to capture continued demand as Plymouth Township remains an important destination for technology, engineering, and industrial users.

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INDUSTRIAL PROPERTY FOR SALE

RETAILER MAP



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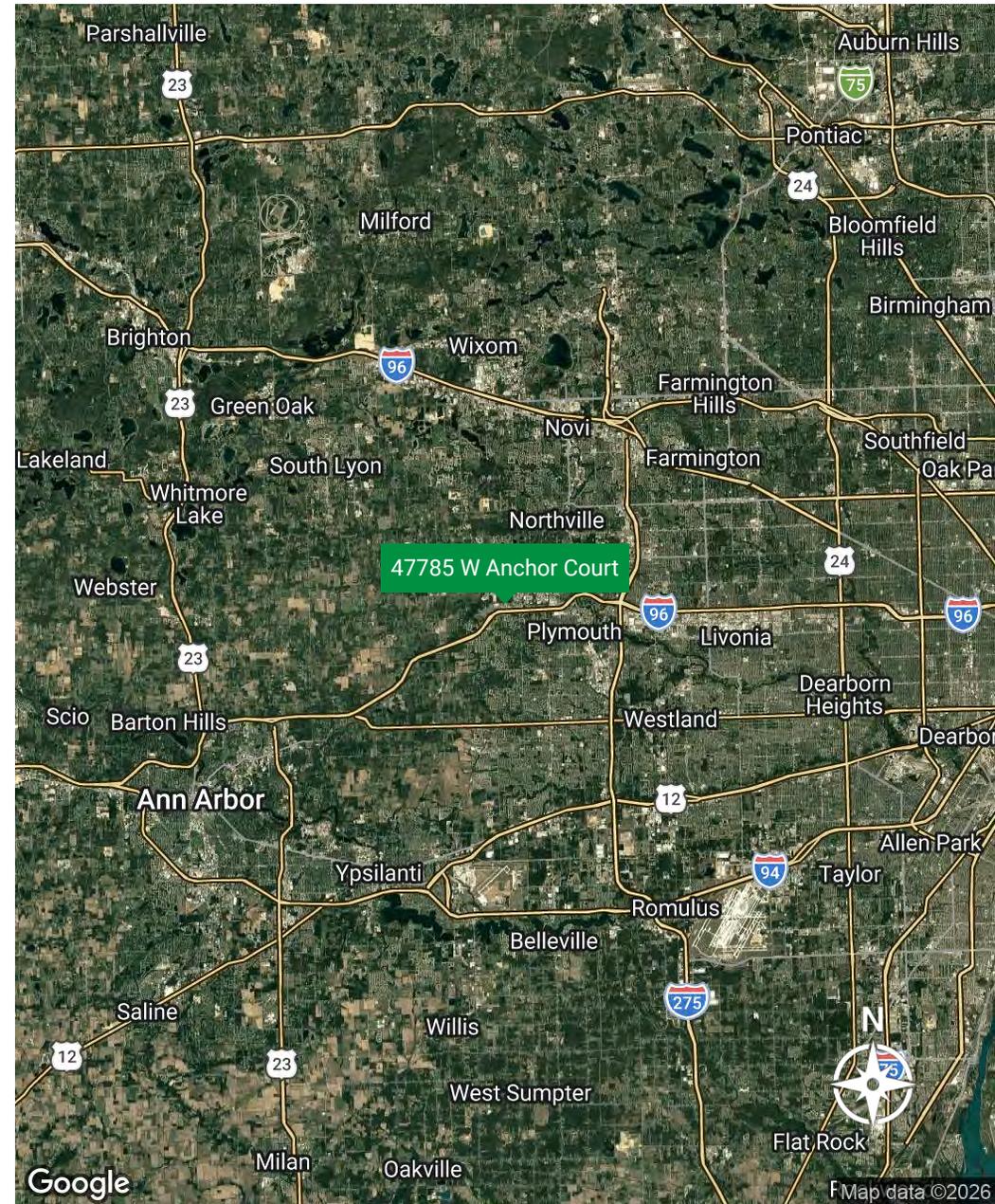
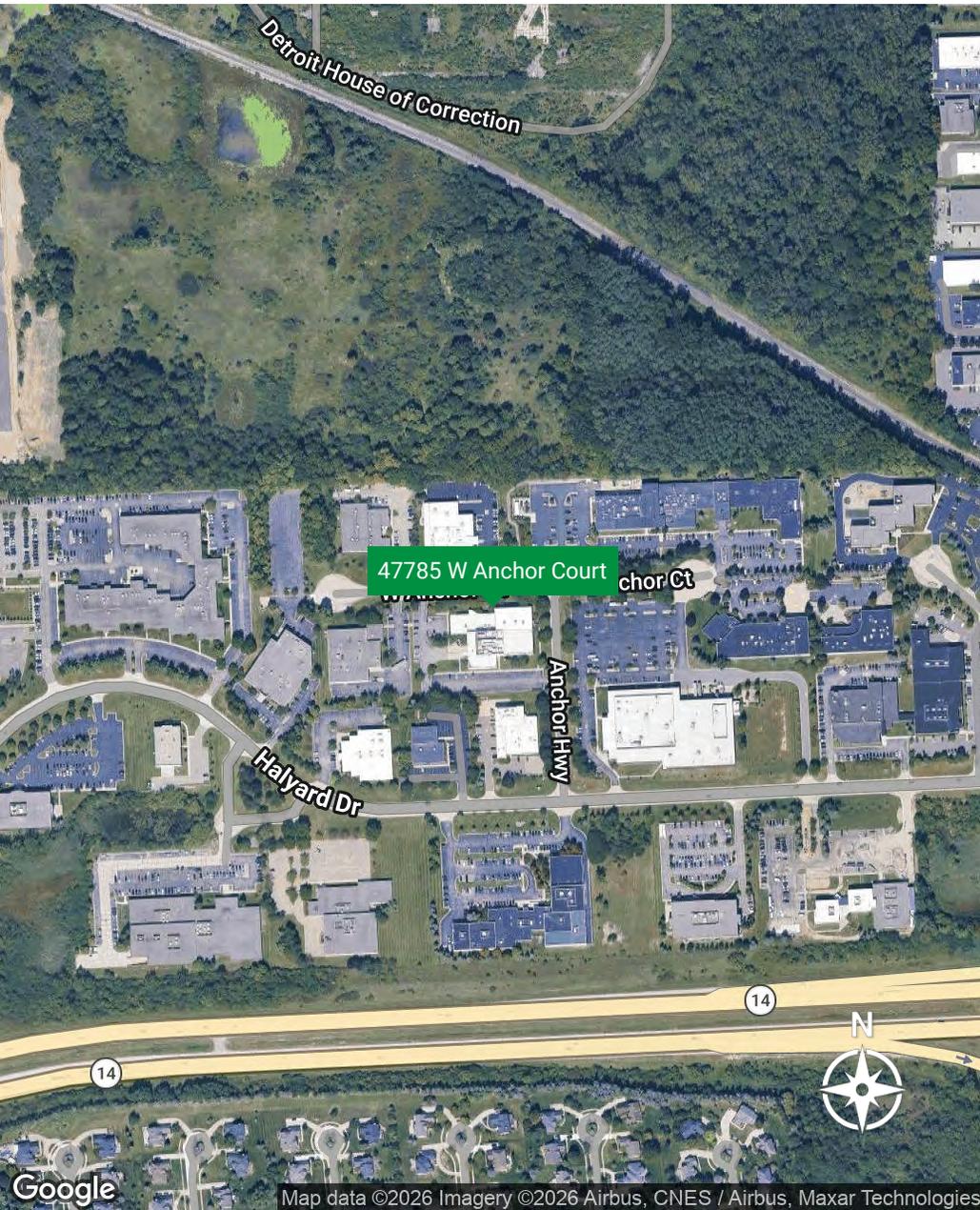
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LOCATION MAP



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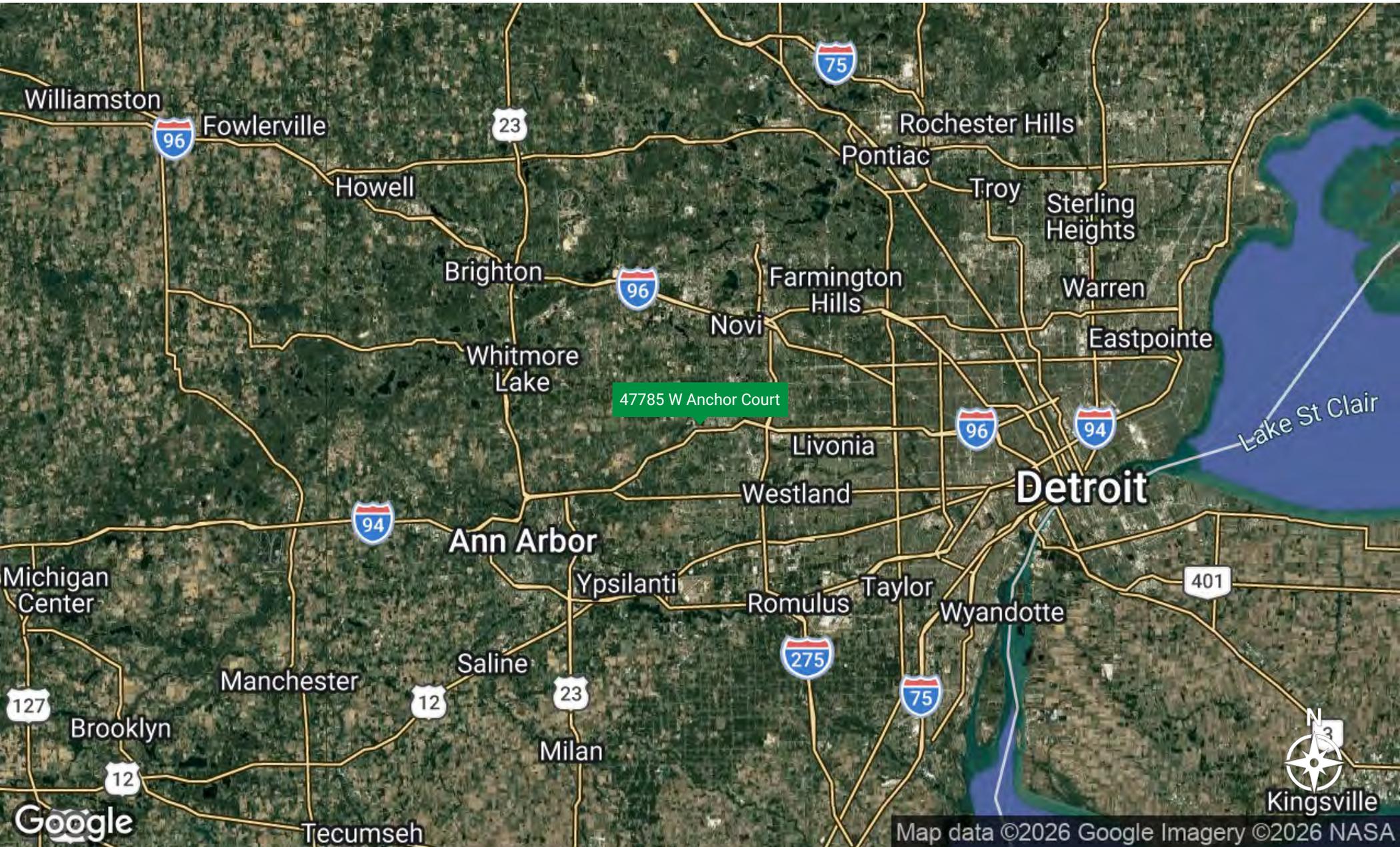
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INDUSTRIAL PROPERTY FOR SALE

AERIAL MAP



47785 W Anchor Court

Detroit

Ann Arbor

Google

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DEMOGRAPHICS

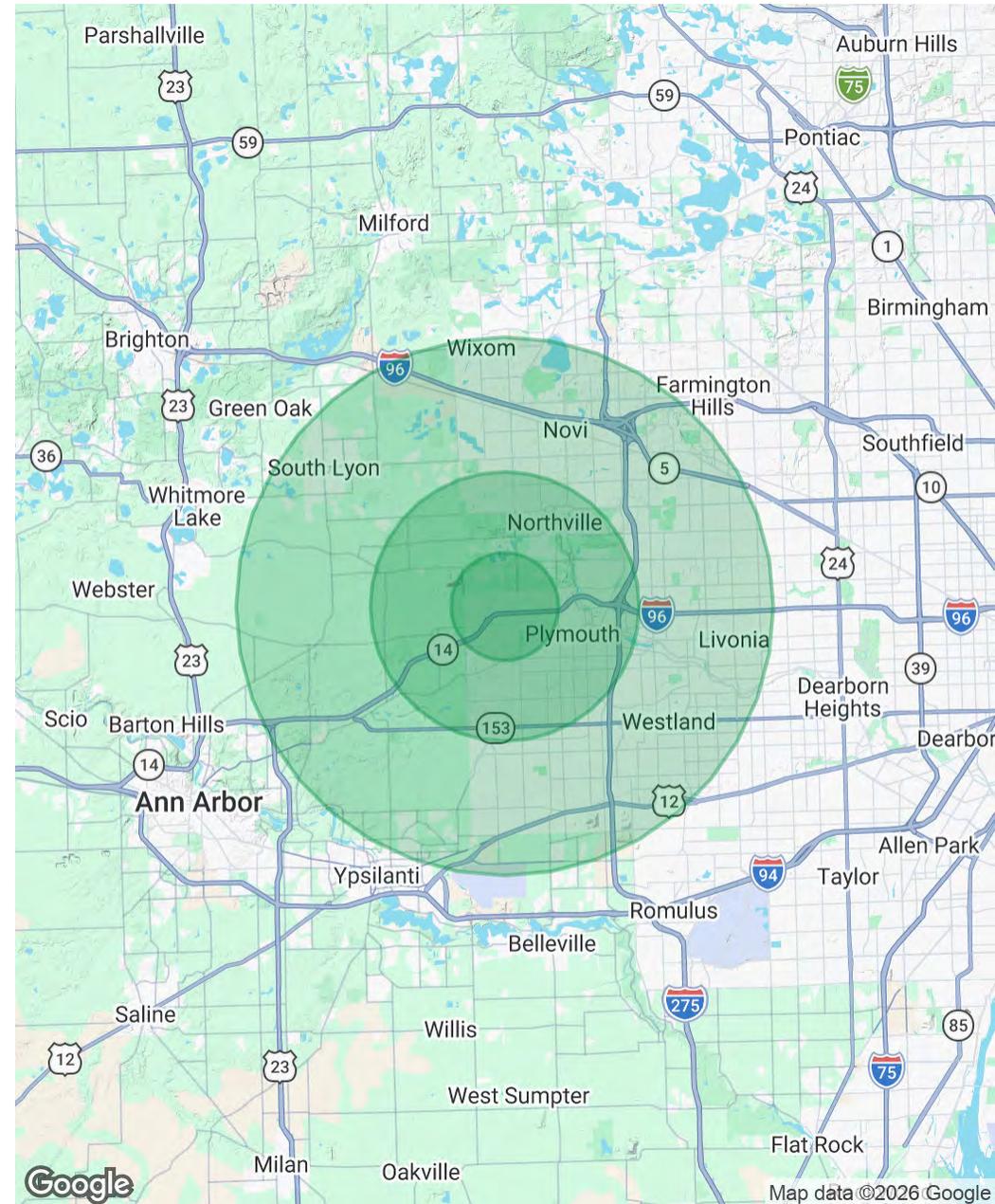
INDUSTRIAL PROPERTY FOR SALE

DEMOGRAPHICS MAP & REPORT

Population	2 Miles	5 Miles	10 Miles
Total Population	18,127	119,560	520,851
Average Age	44.8	44.3	42.7
Average Age (Male)	44.0	43.1	41.5
Average Age (Female)	45.5	45.2	43.6

Households & Income	2 Miles	5 Miles	10 Miles
Total Households	6,568	46,962	211,493
# of Persons per HH	2.8	2.5	2.5
Average HH Income	\$200,570	\$165,498	\$128,087
Average House Value	\$566,237	\$478,761	\$353,188

2023 American Community Survey (ACS)



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ADDITIONAL PHOTOS



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INDUSTRIAL PROPERTY FOR SALE

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