

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

## **4,960 SF FLEX BUILDING WITH HOIST, 4 BAY DOORS & UPSTAIRS APARTMENT**

13417 E 8 MILE RD  
WARREN, MI 48089



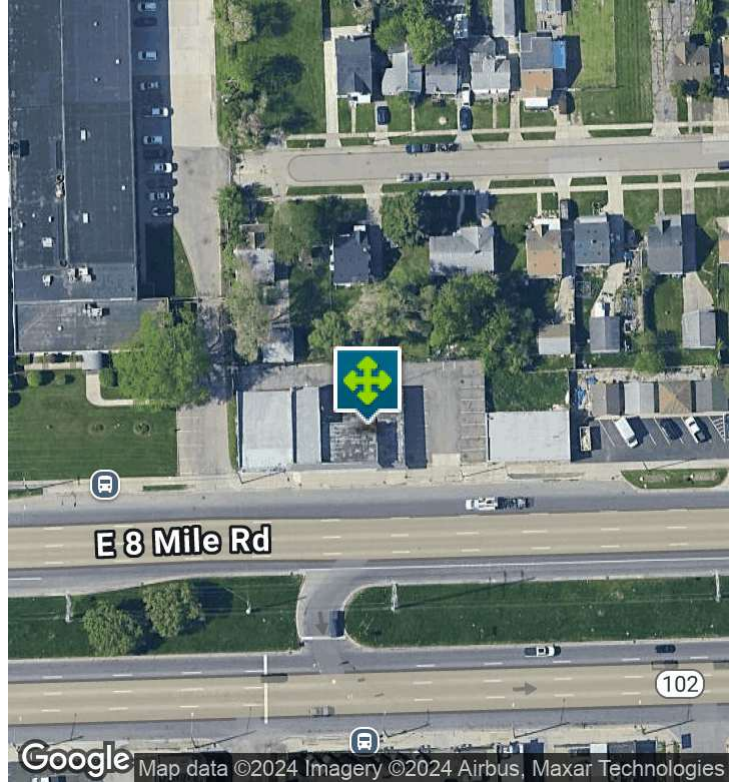
- 4,960 SF industrial/flex building
- Remodeled turnkey space
- Second-story apartment with full kitchen
- Excellent traffic count of 40,000 cars per day
- 20 parking spaces
- 12' clear with floor drains
- Easy multi-tenant property
- Can be sold or leased with building next door



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# EXECUTIVE SUMMARY



<b>Sale Price</b>	<b>\$441,000</b>
<b>Lease Rate</b>	<b>\$11.00 SF/YR (GROSS)</b>

## PROPERTY OVERVIEW

Recently remodeled 4,960 SF building with large warehouse space, 4 overhead doors and multiple restrooms. Great visibility on 8 Mile with 40,000 passing cars per day. The building is clean with LED lighting throughout. Upstairs two-bedroom apartment with kitchen and washer-dryer connections. Perfect for retail, industrial or automotive uses with 10-12' clear height, floor drains and 220v/3 phase power. Parking lot has room for 20 vehicles. Car hoist, air compressor and hi-lo are negotiable. Land contract considered.

## OFFERING SUMMARY

<b>Building Size:</b>	4,960 SF
<b>Lot Size:</b>	0.17 Acres
<b>Price / SF:</b>	\$88.91
<b>Year Built:</b>	1965
<b>Renovated:</b>	2019
<b>Zoning:</b>	M1 Industrial
<b>Market:</b>	Detroit
<b>Submarket:</b>	Groesbeck South
<b>Traffic Count:</b>	40,000

## LOCATION OVERVIEW

Convenient central location on busy 8 Mile Rd between Schoenherr Rd and Groesbeck Hwy. Easy access to I-75, I-94, and I-696. Close to restaurants, retail, and industrial areas.

## PROPERTY HIGHLIGHTS

- Traffic: 40,000 cars per day
- 20 parking spaces
- Remodeled turnkey space with a Full kitchen on the second floor
- 12' clear with floor drains
- Easy multi-tenant property

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## INDUSTRIAL DETAILS

<b>Property Type:</b>	Industrial
<b>Building Size:</b>	4,960 SF
<b>Space Available:</b>	1,600 - 4,960 SF
<b>Shop SF:</b>	3,360 SF
<b>Office SF:</b>	1,600 SF
<b>Mezzanine SF:</b>	N/A
<b>Occupancy:</b>	Vacant
<b>Zoning:</b>	M1 Industrial
<b>Lot Size:</b>	0.17 Acres
<b>Parking Spaces:</b>	20
<b>Fenced Yard:</b>	No
<b>Trailer Parking:</b>	No
<b>Year Built / Renovated:</b>	1965 / 2019
<b>Construction Type:</b>	Masonry Block
<b>Clear Height:</b>	10-13'
<b>Overhead Doors:</b>	Four (4)
<b>Truckwells/Docks:</b>	None
<b>Cranes:</b>	None
<b>Column Spacing:</b>	15'
<b>Power:</b>	220 Volt   3 Phase
<b>Airlines:</b>	Yes
<b>Buss Duct:</b>	No
<b>Air Conditioning:</b>	Upstairs Only
<b>Heat Type:</b>	Radiant
<b>Lighting:</b>	LED
<b>Sprinklers:</b>	No
<b>Exhaust Fans:</b>	Yes
<b>Floor Drains:</b>	Yes
<b>Taxes:</b>	\$4,100

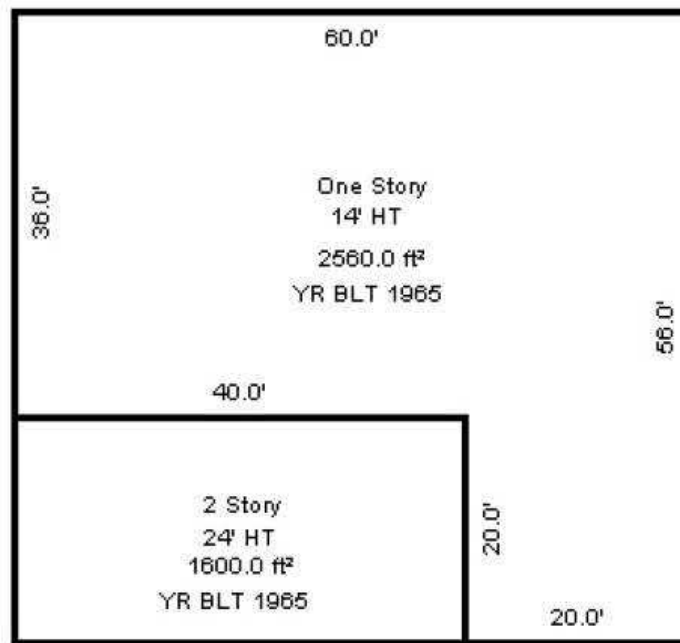
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# ADDITIONAL PHOTOS



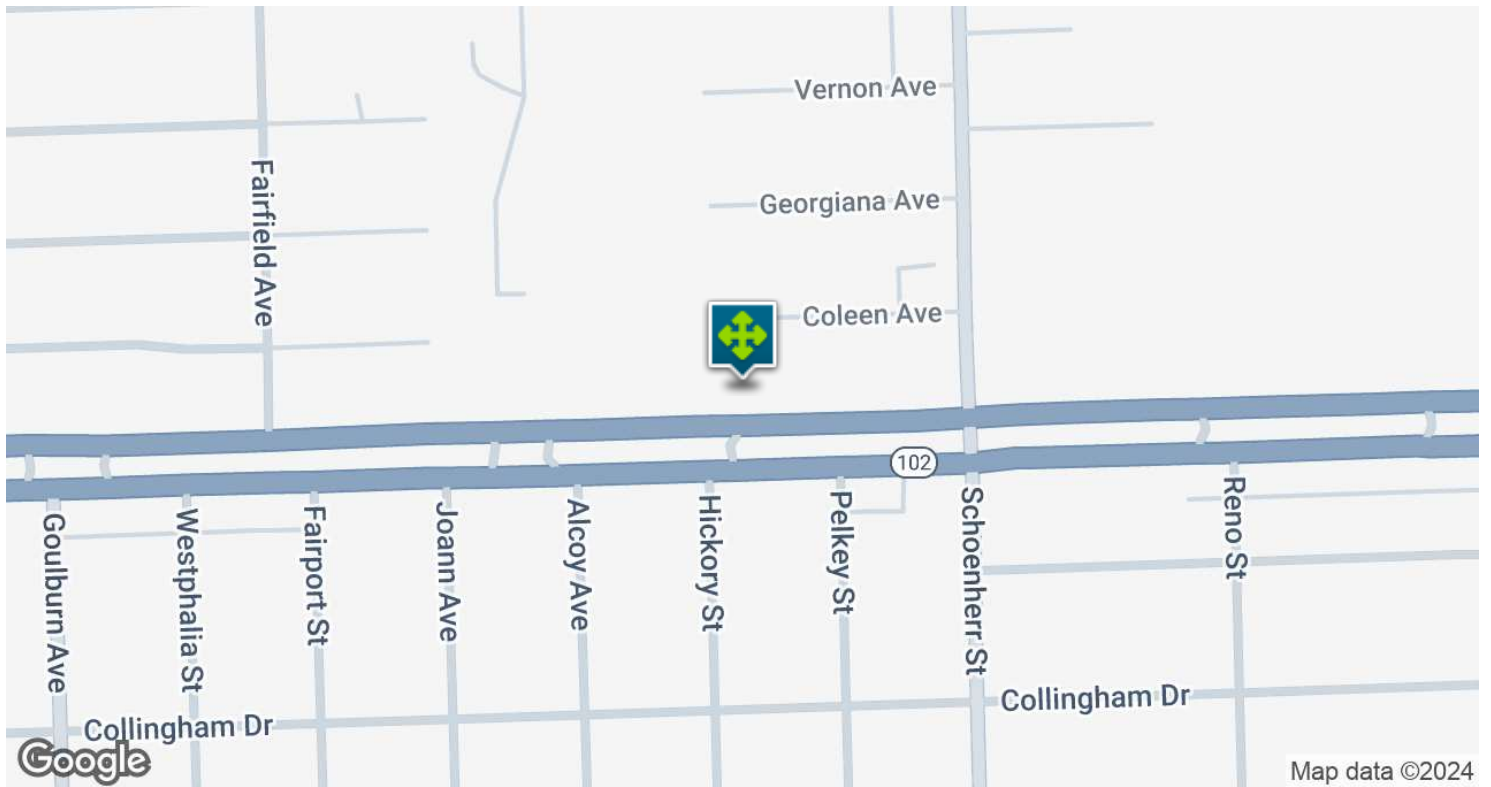
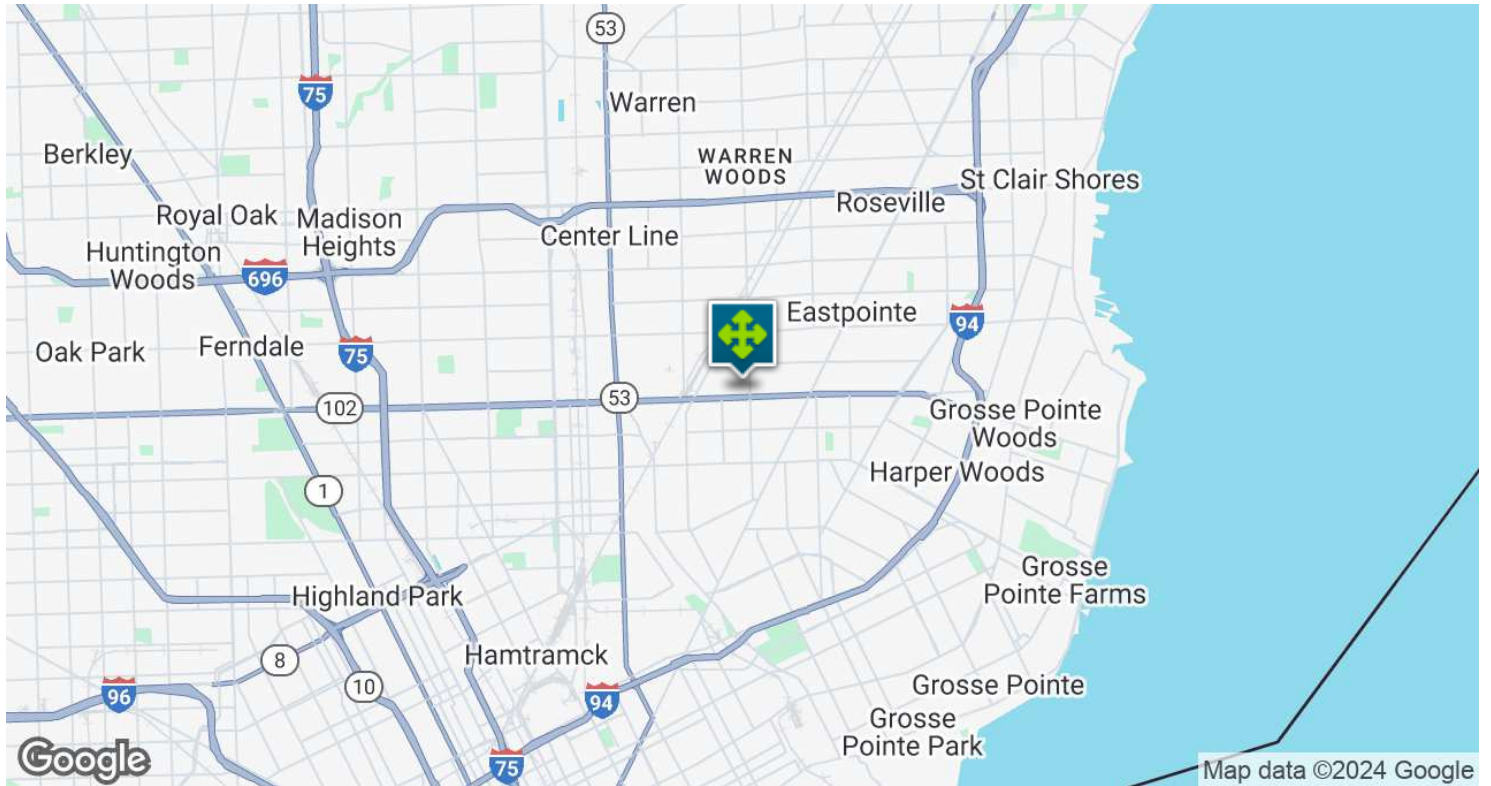
# SITE PLANS

## Image/Sketch for Parcel: 12-13-35-480-010



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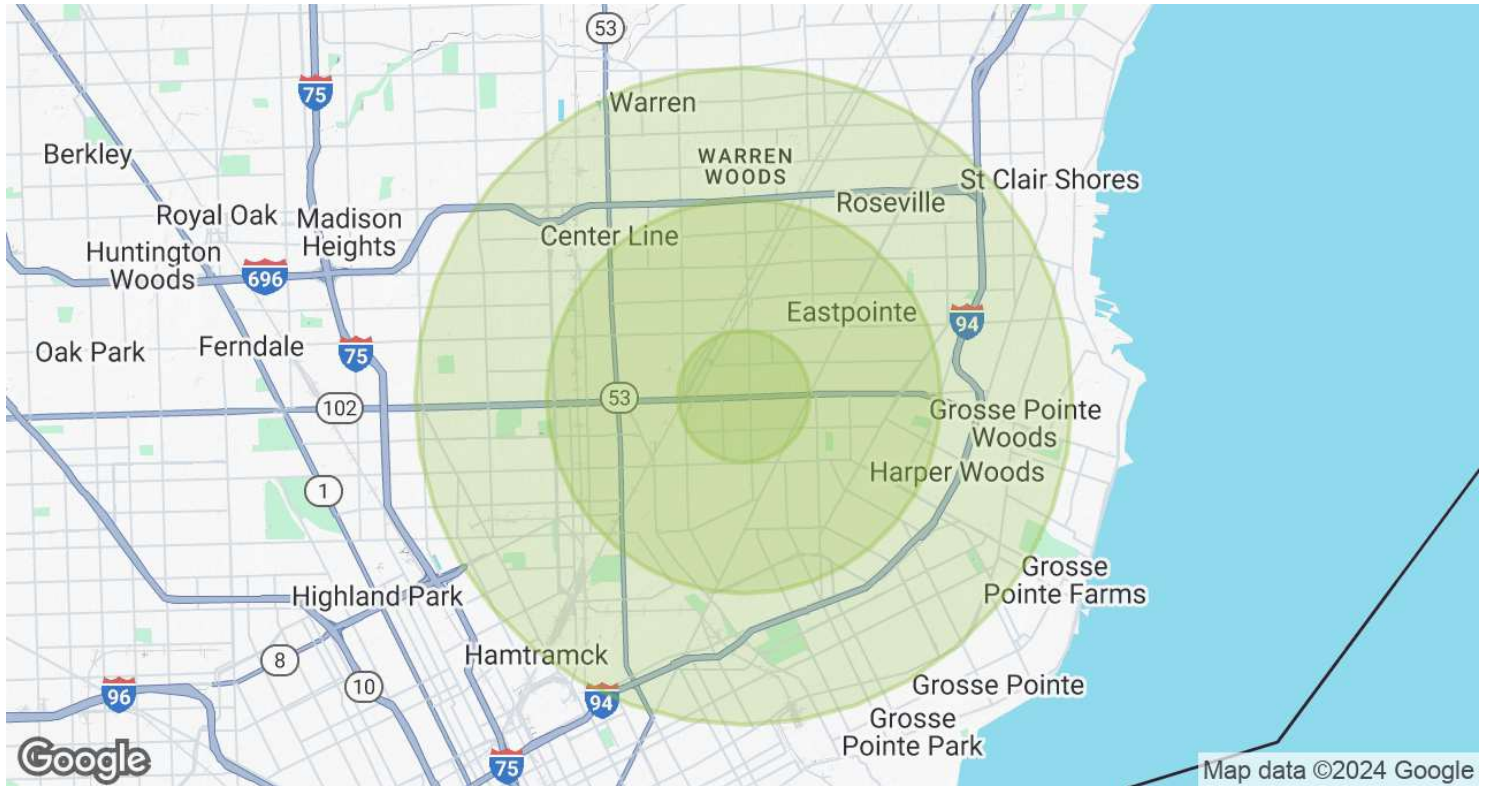
# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,858	139,316	376,382
Average Age	30.6	33.4	36.0
Average Age (Male)	31.9	32.3	34.2
Average Age (Female)	29.8	35.0	38.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,970	67,264	173,371
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$37,998	\$39,634	\$47,079
Average House Value	\$44,082	\$59,492	\$85,815

2020 American Community Survey (ACS)

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CONTACT US



FOR MORE INFORMATION, PLEASE CONTACT:



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