

EST. **T** 1978

**THOMAS DUKE**  
COMMERCIAL REAL ESTATE

## 54145 BATES RD

54145 Bates Rd, Chesterfield, MI 48051



# FOR SALE

**248.476.3700**

EXCLUSIVELY LISTED BY:

**JORDAN SCHAFER**

*Associate*

[jschafer@thomasduke.com](mailto:jschafer@thomasduke.com)

**DAVE TESCH**

*Vice President*

[dtesch@thomasduke.com](mailto:dtesch@thomasduke.com)



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**OFFERING SUMMARY:** 54145 Bates Rd | Chesterfield, MI 48051

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#### PROPERTY OVERVIEW

This 8.45-acre light industrial campus in Chesterfield includes three buildings totaling 28,298 SF and is offered as a turnkey tool shop with wood, metal, and CNC capabilities, making it ideal for an owner-user or multi-tenant conversion. The 17,366 SF main facility features 2,250 SF of office, three (3) 5-ton cranes, multiple dock and grade-level doors, south-facing passive solar windows for temperature regulation, and a wood-fed boiler, complemented by an 8,692 SF annex with 20' clear ceilings and additional cranes, plus a 2,240 SF pole barn for storage. The included machinery and equipment have been appraised at a fair market value of \$652,175 (2025), creating a rare opportunity to acquire a fully equipped manufacturing operation in a quiet yet highly accessible location just off Gratiot Avenue.

#### OFFERING SUMMARY

Sale Price:	\$2,400,000
Building Size:	28,298 SF
Price / SF:	\$84.81
Year Built:	1981
Renovated:	2015
Zoning:	M-1 Light Manufacturing

#### PROPERTY HIGHLIGHTS

- (3) structures - 17,366 SF / 8,692 SF / 2,240 SF
- (4) 5-ton cranes / (1) 10-ton crane / (1) swing arm crane
- (1) interior truck well / (2) loading docs / (6) grade level doors
- Solar windows and wood fed boiler offer sustainable heating source in original building (17,366)
- Includes machinery and equipment appraised at \$652,175 in 2025
- Rights to the cell tower are not included in the sale



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BUILDING/PROPERTY INFORMATION: 54145 Bates Rd | Chesterfield, MI 48051

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**BUILDING INFORMATION**

Sale Price:	\$2,400,000
Price/SF:	\$84.81
Building Size:	28,298 SF
Max Contiguous SF:	17,366 SF
Factory SF:	26,058 SF
Office SF:	2,240 SF
Year Built:	1981
Last Renovated:	2015
Number of Floors:	1
Grade Level Doors:	6
Overhead Door Size:	
# Int Docks:	1
# Ext Docks:	2
# of Cranes	6
Ceiling Height:	20'
Minimum Ceiling Height:	14' under hook
Heating:	Boiler/Gas radiant heat
A/C:	Office only
Power:	480V / AMP
Parking Spaces:	30
Zoning:	M-1 Light Manufacturing

**PROPERTY HIGHLIGHTS**

- (3) structures - 17,366 SF / 8,692 SF / 2,240 SF
- (4) 5-ton cranes / (1) 10-ton crane / (1) swing arm crane
- (1) interior truck well / (2) loading docs / (6) grade level doors
- Solar windows and wood fed boiler offer sustainable heating source in original building (17,366)
- Machinery and equipment available for purchase (See Broker)
- Rights to the cell tower are not included in the sale
- **\* Please do not disrupt the business operation by viewing this property without an arranged showing\***

**PROPERTY INFORMATION**

Lot Size:	8.45 AC
Property Type:	Industrial
Property Subtype:	Flex
2025 Summer Tax:	\$12,329.49
2025 Winter Tax:	\$10,068.62
Legal Description:	Available upon request
APN:	15-09-08-200-022



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**ADDITIONAL PHOTOS: 54145 Bates Rd | Chesterfield, MI 48051**

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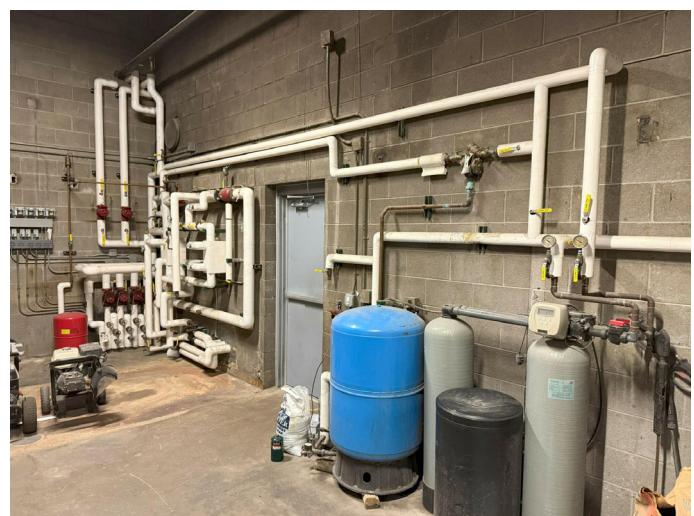
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**ADDITIONAL PHOTOS: 54145 Bates Rd | Chesterfield, MI 48051**

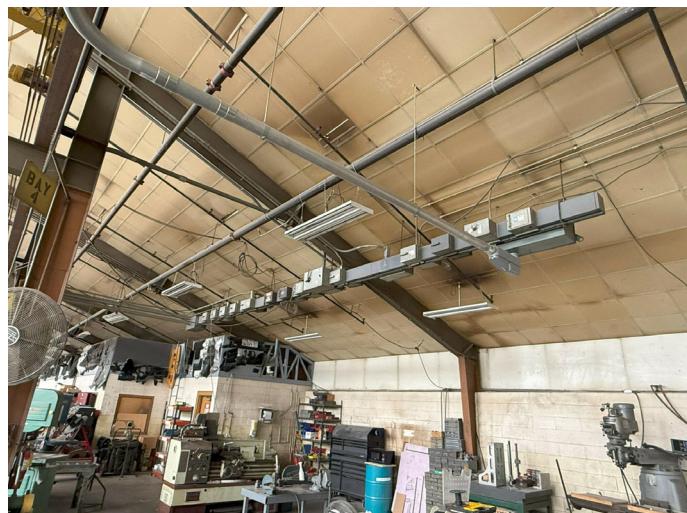
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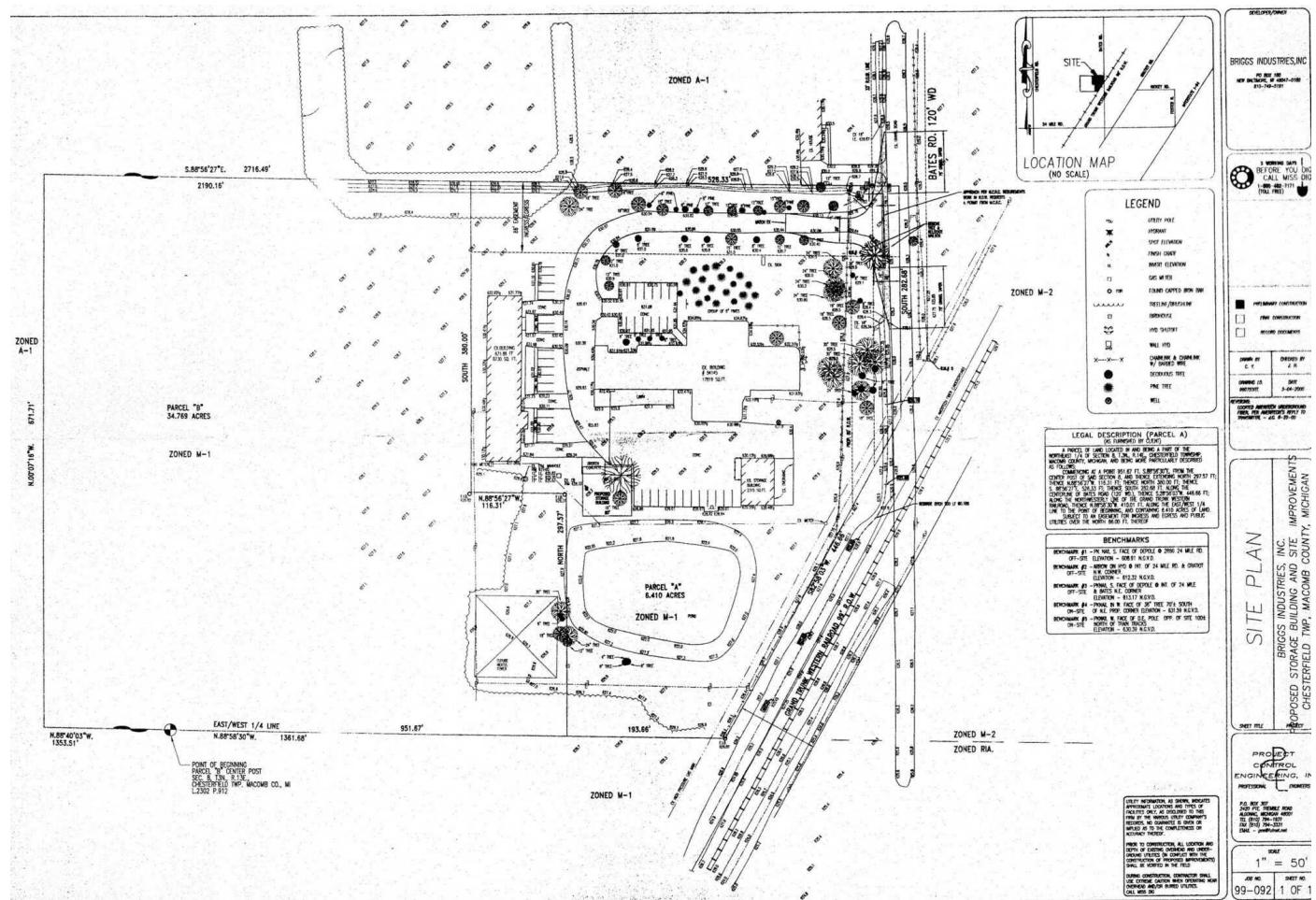
**ADDITIONAL PHOTOS: 54145 Bates Rd | Chesterfield, MI 48051**

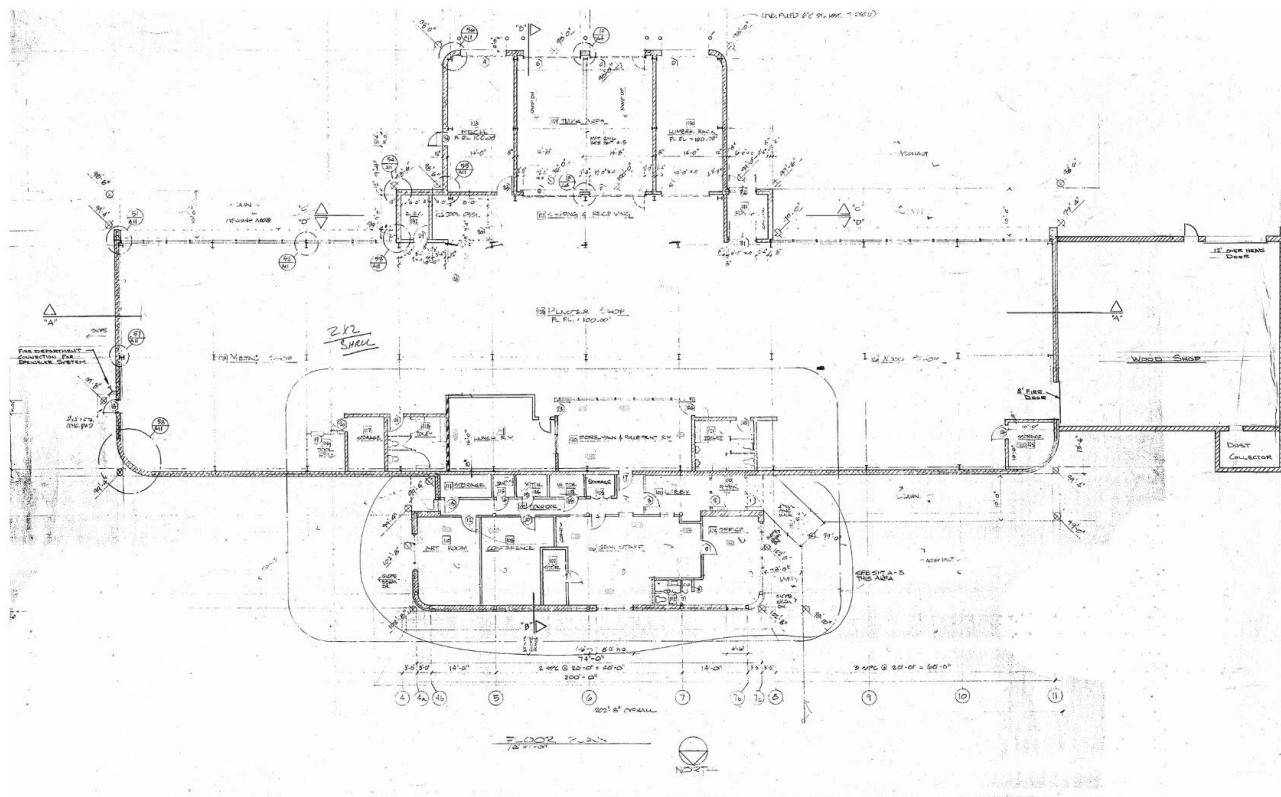


**ADDITIONAL PHOTOS:** 54145 Bates Rd | Chesterfield, MI 48051



**SITE PLAN:** 54145 Bates Rd | Chesterfield, MI 48051



**FLOOR PLAN:** 54145 Bates Rd | Chesterfield, MI 48051

**AERIAL: 54145 Bates Rd | Chesterfield, MI 48051**



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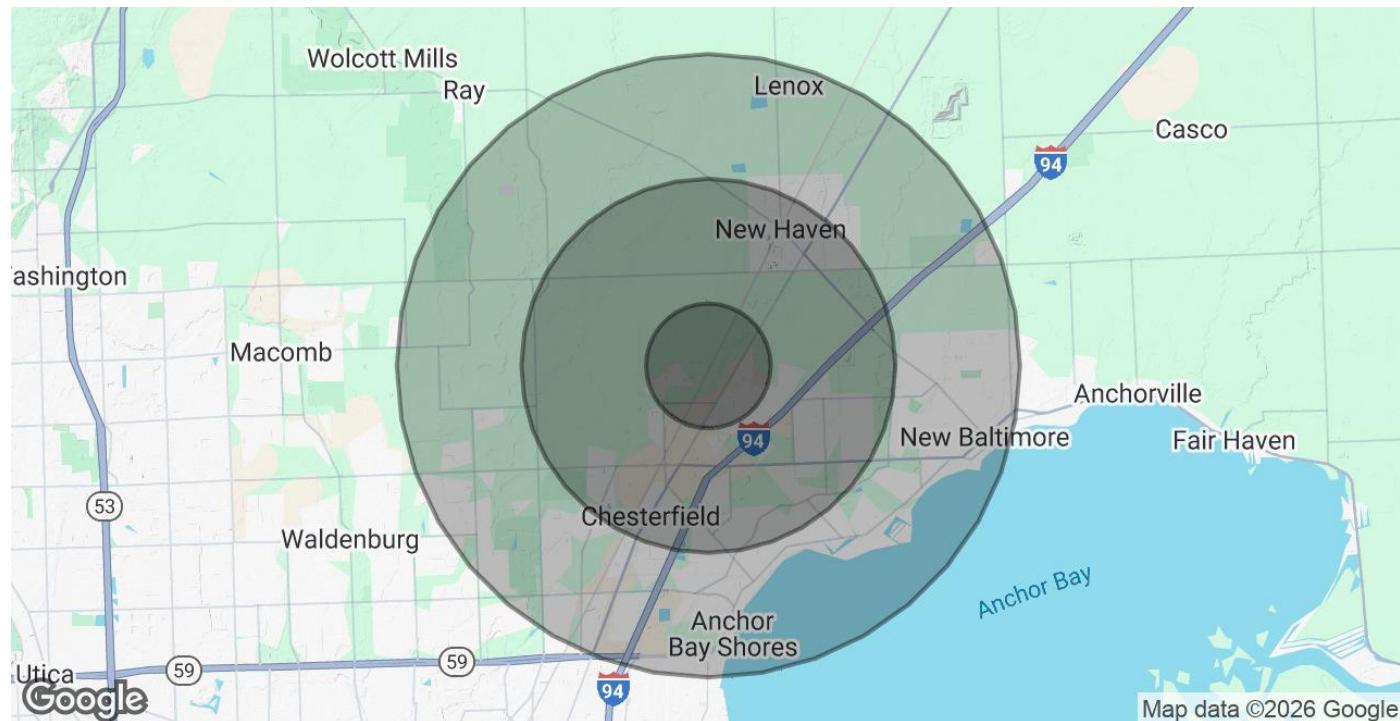
AERIAL MAP: 54145 Bates Rd | Chesterfield, MI 48051





**RETAILER MAP: 54145 Bates Rd | Chesterfield, MI 48051**



**DEMOGRAPHICS MAP & REPORT: 54145 Bates Rd | Chesterfield, MI 48051**

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,790	35,281	84,894
Average Age	40	40	41
Average Age (Male)	39	39	40
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,440	13,723	31,714
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$120,181	\$104,855	\$114,592
Average House Value	\$290,386	\$263,575	\$310,818

Demographics data derived from AlphaMap

# Use Matrix

## 4. Non-Residential Use Matrix

Below is a reference table that summarizes the uses listed in the Ordinance. Uses below are generalized. Consult [Section 3.1](#) as certain conditions and standards may apply. If there are any conflicts between this table and the uses listed in [Section 3.1](#), the latter will control. Some districts restrict uses by floor or maximum floor area. See applicable district for details.

P = Principal Permitted Use

\* = Refer to the district

S = Special Land Use

Uses	O-1	O-2	C-1	C-2	C-3	C-4	WF	RT	M-1	M-2	MX-1	MX-2
*Accessory dwelling units												*
Adult Bookstores, Adult Motion Picture Theaters, Adult Minimotion Picture Theaters, Group D Cabarets, Hotels or Motels, Pawnshops, Pool or Billiard Halls, Public Lodginghouses, Secondhand Stores, Shoeshine Parlors and Taxi Dance Halls					S							
Amusement Device Centers				S	S	P						
Apartments						P						
Artist studios and galleries	P	P	P	P	P					*	*	
Automotive Dealerships and Rentals					P							
Automobile Service and Repair Garages			S	S				S	S			
Banks, Credit Unions, Similar Uses											*	
Bed and Breakfast Inns												*
Brewery or Distillery, small-scale											*	*
Building Materials Store			P									
Car Washes					S							
Cemeteries	P											
Cemeteries, Existing	P											
Cluster Housing	P											

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CHESTERFIELD TOWNSHIP Chapter 76  
Effective: September 21, 2020

Updated Through  
5/4/22



NON-RESIDENTIAL USE MATRIX												
Uses	O-1	O-2	C-1	C-2	C-3	C-4	WF	RT	M-1	M-2	MX-1	MX-2
Coin-Operated Service Machines				P								*
Colleges and Universities	P	S			P	P	P					
Community and Regional Retail Service <sup>□</sup>				P	P	P						*
Community Center <sup>□</sup>												*
Convalescent or Nursing Homes <sup>□</sup>		S										
Dance studios, schools, and halls												*
Day Care and Nursery Schools <sup>□</sup>	P	S	S		P	P					*	
Designated Consumption Establishments <sup>□</sup>									S			
Dog and domestic animal day care												*
Drive-Through Facilities <sup>□</sup>				S	S	P						
Drycleaning and Laundry Services			S		P							*
Drycleaning Pick Up Services			P		P							*
Duplex <sup>□</sup>											*	*
Engine and Hull Repair Shops <sup>□</sup>							S					
Fuel Stations for Boats							S					
Funeral Homes and Mortuaries					P							
Gasoline Service Stations <sup>□</sup>			S									*
General Merchandise Stores		P	P	P	P	P						*
Health and Athletic Club						P					*	*
Hotels <sup>□</sup> and Motels <sup>□</sup>					P							P
Industrial, Light Manufacturing Uses <sup>□</sup>						S			P	P		
Industrial, General <sup>□</sup>										P		
Indoor Storage of Boats in a Permanent Structure.							P					
Institutional												*
Inverted Residential Floor Area <sup>□</sup>	P	P									S	
Junkyards <sup>□</sup>												

# How to Use This Ordinance

## 4. Non-Residential Use Matrix

Below is a reference table that summarizes the uses listed in the Ordinance. Uses below are generalized. Consult [Section 3.1](#) as certain conditions and standards may apply. If there are any conflicts between this table and the uses listed in [Section 3.1](#), the latter will control. Some districts restrict uses by floor or maximum floor area. See applicable district for details.

P = Principal Permitted Use

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S = Special Land Use

Uses	O-1	O-2	C-1	C-2	C-3	C-4	WF	RT	M-1	M-2	MX-1	MX-2
Landfills										S		
Large Scale Recreation	P	P										
Libraries					P						*	
Local retail and service <sup>□</sup>		P	P	P	P						*	*
Makerspaces											*	S
Marihuana Establishments <sup>□</sup>									P			
Marine Construction and Maintenance Equipment Use and Storage							S					
Membership Organizations				P								
Multiple Family Units <sup>□</sup>											*	*
Museums		P	P	P	P	P					*	*
Non-Commercial Recreation	P	S										
Nurseries and Greenhouses <sup>□</sup>	P	P		P					S	S		
Office, Medical <sup>□</sup>	P	P	P	P	P						*	*
Office, Professional <sup>□</sup>	P	P	P	P	P						*	*
Offices for Contractors with Garages and Outdoor Storage								P	P	P		
Office Retail Businesses		P										
One-Family Dwelling <sup>□</sup>	P											
One-Family Dwelling (existing) <sup>□</sup>								P	P	P		
One-Family Dwelling (non-residential)	P		S	S	S	S	S	S	S	S		
Open-Air Business <sup>□</sup>					S							
Open Space <sup>□</sup>						P						*
Outdoor Dining											*	*

Uses	O-1	O-2	C-1	C-2	C-3	C-4	WE	RT	M-1	M-2	MX-1	MX-2
Outdoor Merchandising										*	*	
Outdoor Storage <sup>■</sup>									S	S		
Outdoor Storage <sup>■</sup> of Recreational Boats							P					
Outdoor Retail Sales of Plants				S								
Outdoor Sales of Vehicles and Mobile Homes					S							
Paint, Glass and Wallpaper Store			P									
Parking, Off-Street											*	
Pilot Plants set up to demonstrate creative technologies that can serve as the basis for enlarged facilities elsewhere							P	P	P			
Places of Worship <sup>■</sup>	P	P		P	P	P				*	P	
Planned Unit Development <sup>■</sup>	P	S	S	S	S		S	S	S	S	*	
Private Clubs, Fraternal Organizations	P	S					S					
Private Schools	P	P										
Production of Prototype Products							P	P	P			
Production Facilities and Operations with a High Degree of Technological Input, and determined to be an integral part of or essential to a permitted operation							P					
Public Beaches and Recreation Areas Directly Related to the Waterfront.							P					
Public buildings and recreation	P	P									*	
Public or Private Facilities for the berthing, launching, handling or servicing of recreational boats							P					

# How to Use This Ordinance

## 4. Non-Residential Use Matrix

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P = Principal Permitted Use

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NON-RESIDENTIAL USE MATRIX												
Uses	O-1	O-2	C-1	C-2	C-3	C-4	WF	RT	M-1	M-2	MX-1	MX-2
Public Utility <sup>□</sup> Building with Storage									S	S	*	
Public Utility <sup>□</sup> Building without Storage	P	S	S	P	S	S			P	P	*	
Quilting for Individuals		P	P	P	P	P					*	
Racetracks										S		
Recreation, Indoors					S	P					*	
Recreation Services					S							
Recreation Space (as part of planned development)				S		P						
Refuse Disposal											S	
Incinerators and Transfer Stations												
Rental of Tools/Household Goods				P								
Repair Shops for Appliances					P							*
Research, Development and Testing Facilities for Industrial, Scientific and Business Establishments								P				
Restaurants, Carry Out <sup>□</sup>			S							*		*
Restaurants, Standard <sup>□</sup>	S						S			*		*
Restaurants, Fast Food, Drive-Through <sup>□</sup>				S								*
Restaurants, Fast Food, Non-Freestanding, Enclosed <sup>□</sup>			S		P					*		*
Restaurants (excluding Drive Throughs and Fast Food)			P	P								*

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NON-RESIDENTIAL USE MATRIX													
Uses	O-1	O-2	C-1	C-2	C-3	C-4	WE	RT	M-1	M-2	MX-1	MX-2	
Single-family dwelling											*	*	
Sleeping Quarters for Security and Maintenance Personnel. Such quarters shall not be constructed as permanent housekeeping facilities or units for family living										P			
Small retail/service uses (live/work) within a primarily residential building. (Home occupations §4.25)											*	*	
Stack Storage <sup>¶</sup>							S						
Stadiums, Auditoriums, Outdoor Theaters										S			
Storage of Flammables or similar hazardous materials, Bulk										S			
Studio for instruction												*	
Technical and Business Schools							P						
Theaters, Indoors							P					*	
Theaters, Motion Picture (excluding adult theaters)			P	P								*	
Veterinary offices and clinics for small non-farm animals <sup>¶</sup>											*	*	
Warehousing and Wholesale Establishments, Storage <sup>¶</sup>									P	P			
Watch and Jewelry Repair			P										
Wireless Communication Towers <sup>¶</sup>								S	S	S			
Yard Clippings Compost Facilities <sup>¶</sup>										S			

Δ Ord. 198 Adopted July 26, 2022

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