

±29,914 TOTAL SF

SINGLE-TENANT INDUSTRIAL PROPERTY



FOR SALE



Grow Rite

4505 Oakman Boulevard
Detroit, Michigan 48204

Property Description

4505 Oakman Boulevard presents a unique opportunity to acquire a turn-key grow operation in a 29,914-square-foot industrial facility in the heart of Detroit. With recent capital improvements and a strategic location near major highways and downtown, the property is well-positioned to return to a cannabis grow and production operation or to serve a wide range of industrial or specialized production users. Originally built in 1977 and recently upgraded, the building features secure grounds with gated parking, a storage yard, and two roll-up doors. Inside, the space is divided into administrative and operational zones—featuring a lobby, offices, and conference areas up front, and a sophisticated production buildout in the rear. Currently outfitted as a cannabis cultivation and processing facility, the property includes a water treatment plant with a reverse osmosis system, dedicated rooms for various grow stages, and specialized equipment infrastructure throughout. Its plug-and-play readiness appeals to both cannabis operators and industrial users seeking high-capacity power (16,000 amp / 3-phase), climate control, and advanced security (110 surveillance cameras and a vault).

Property Highlights

- Turnkey Cannabis Cultivation Facility
- Exceptional Power Capacity
- Purpose-Built Operational Layout
- Secure and Compliant Facility Design
- Advanced Environmental Infrastructure
- Water Purification and Distribution Systems

OFFERING SUMMARY

Sale Price:	Determined by Market
Occupancy:	100%
Building Size:	29,914 SF

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